



## Legislation Text

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**File #:** 19-514, **Version:** 1

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**RESOLUTION** of the Planning Commission to recommend to City Council approval of a Zoning Amendment, Planned Development, Tentative Map, and Site Plan Review for 874 Lewelling Boulevard (PLN17-0069).

**WHEREAS**, on October 20, 2017, GKW Architects, Inc. (“Applicant”) submitted an application for a Zoning Amendment, Planned Development, Tentative Map, and Site Plan Review to construct a six-unit, two- and three-story residential townhome condominium development at 874 Lewelling Boulevard (PLN17-0069)(“Project”); and

**WHEREAS**, 874 Lewelling Boulevard (“Property”) consists of a one-story single-family residential structure located on a single 0.48 acre parcel; and

**WHEREAS**, pursuant to California Environmental Quality Act (CEQA) Guidelines, Article 19, Sections 15303 (b) and 15332, the project to construct six residential units is categorically exempt from CEQA. Section 15303(b). New construction in urbanized areas for not more than six units is categorically exempt from CEQA. Section 15332. A residential project is categorically exempt from CEQA if it is: Consistent with the general plan and the zoning code; Is located on a site with no more than five acres; Has no value for endangered or rare or threatened species; Would 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 site.

**WHEREAS**, the Property has a General Plan designation of Medium-High Density Residential and is currently zoned RS Residential Single-Family; and

**WHEREAS**, the Project includes a Zoning Amendment to rezone the Project site from RS Residential Single-Family to RM-3000(PD) Residential Multi-Family, Planned Development Overlay District to align the Zoning with the General Plan land use designation; and

**WHEREAS**, the Applicant proposes to amend the Zoning Map to identify the Project site as RM-3000(PD) Residential Multi-Family, Planned Development Overlay District as identified in “Exhibit A”; and

**WHEREAS**, the Planned Development Project complies with the minimum area, width, density, setbacks, height, coverage, landscaping, and parking standards required under the base district zoning regulations; and

**WHEREAS**, the Planned Development Project includes adequate provisions for utilities, services, and emergency vehicle access; and public service demands will not exceed the capacity of existing and planned systems; and

**WHEREAS**, in accord with the San Leandro Municipal Code Chapter 7-1, the applicant is

concurrently requesting approval of Tentative Tract Map 8542 to subdivide the single lot into six townhome condominium units; and

**WHEREAS**, the Planning Commission held a duly noticed public hearing regarding the proposed Project on October 3, 2019, at which time all interested parties had the opportunity to be heard; and

**WHEREAS**, the Planning Commission fully considered the Project application and entitlements, 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 finds that the staff report and standards for approval reflects the City's independent judgement and analysis of the Project; and

**WHEREAS**, the Planning Commission finds that the proposed Project does satisfy the requisite findings of fact necessary for approval as further explained in the staff report and the findings of fact associated with this Resolution, as identified in "Exhibit B" attached to this Resolution; and

**WHEREAS**, the City's General Plan and the Zoning Code 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 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 hereby make the following findings and determinations:

1. The Planning Commission recommends City Council approval of the Zoning Amendment from RS Residential Single-Family to RM-3000(PD) Residential Multi-Family, Planned Development Overlay District as identified in "Exhibit A", attached hereto and incorporated herein by this reference, finding that the Planned Development Project is consistent with the adopted Land Use Element of the General Plan and other applicable policies of the General Plan.
2. The Planning Commission does hereby make the findings and determinations required by the City of San Leandro Zoning Code necessary to approve the Zoning Amendment, Planned Development, Tentative Map, and Site Plan Review for the Project, as further explained in the staff report and set forth in "Exhibit B" attached hereto and incorporated herein by this reference.
3. Based on the findings and determinations, the Planning Commission of the City of San Leandro does hereby recommend City Council approval of the Zoning Amendment, Planned Development, Tentative Map, and Site Plan Review (Project) subject to the Recommended Conditions of Approval, as further set forth in "Exhibit C" attached hereto and incorporated herein by this reference.