



Legislation Text

File #: 19-466, Version: 1

Planning Commission Resolution No. 19-009, Recommending City Council approval of a Zoning Amendment, Planned Development, Tentative Map, and Site Plan Review for 311 MacArthur Boulevard (PLN17-0034)

WHEREAS, on May 31, 2017, David Langon (“Applicant”) submitted an application for a Zoning Amendment, Planned Development, Tentative Map, and Site Plan Review to construct a 20 unit, three-story residential townhome condominium development at 311 MacArthur Boulevard (PLN17-0034) (“Project”); and

WHEREAS, 311 MacArthur Boulevard (“Property”) consists of a two-story social services building located on a site comprised of five parcels on 0.97 acres; and

WHEREAS, A Consistency Memorandum has been prepared in accordance with CEQA Guidelines, California Code of Regulations Section 15183, with the finding that the Proposed Project is consistent with a Community Plan or Zoning, that there are no project-specific significant effects which are peculiar to the project or its site, and therefore no additional environmental review is required; and

WHEREAS, the Property has a General Plan designation of Corridor Mixed Use and Residential Low Density and is currently zoned CC Commercial Community and RS Residential Single-Family; and

WHEREAS, the Applicant proposes to amend the Zoning Map to identify the Project site as CC(PD) Commercial Community and RS(PD) Residential Single-Family, Planned Development Overlay District as identified in “Exhibit A”; and

WHEREAS, the Project includes a Zoning Amendment to rezone an approximately 3,900-square-foot portion of the project site from RS Residential Single-Family to CC(PD) Commercial Community, Planned Development Overlay District, to align the Zoning with the General Plan land use designation; and

WHEREAS, the development of the 20 residential units is located entirely within the areas to be rezoned CC(PD) Commercial Community, Planned Development Overlay District; and

WHEREAS, the Planned Development Project complies with the minimum area, width, residential unit density, height, coverage, floor area ratio, and landscaping 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 8422 to merge five parcels and subdivide the property into 20 townhome condominium units; and

WHEREAS, the Planning Commission held a duly noticed public hearing regarding the proposed Project on September 5, 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, North Area Specific Plan, MacArthur Streetscape 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 CC Commercial Community as identified in "Exhibit A," 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 regarding the proposed Zoning Amendment, Planned Development, Tentative Map, and Site Plan Review, 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.