



Legislation Text

File #: 19-540, **Version:** 1

RESOLUTION of the City of San Leandro City Council Approving a Planned Development 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 with 20 garage spaces and five guest spaces at 311 MacArthur Boulevard (PLN17-0034) (“Project”); and

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

WHEREAS, the application was evaluated and deemed complete on March 29, 2019 and, in accordance with the California Environmental Quality Act, an initial study was prepared shortly thereafter; and

WHEREAS, a Consistency Memorandum was 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 split General Plan designation of Corridor Mixed Use and Residential Low Density; and

WHEREAS, the Property is currently zoned CC Commercial Community and RS Residential Single-Family and 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;

WHEREAS, a Zoning Amendment is required to propose to rezone an approximately 3,900-square-foot portion from RS Residential Single-Family to CC Commercial Community to align the Zoning District with the General Plan land use designation; and

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

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;

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, the Project is identified as a Housing Opportunity Site and is consistent with the 2015-2023 Housing Element. The development of the project with 20 housing units, including three dedicated units to provide low and moderate income affordable housing, helps fulfill the City's regional housing needs assessment. As the City has entitled a substantial number of residential projects and units not previously identified as Housing Opportunity Sites during this period, the Project's negligible reduction in units from the previous expired entitlement will not affect the City's obligations; and

WHEREAS, the Planning Commission of the City of San Leandro did on the 5th day of September, 2019, hold a duly noticed Public Hearing for consideration of the Project and, after consideration of the staff report and all pertinent plans, documents, comments, and testimony provided at or prior to the hearing, recommended approval and adoption of the proposed Project to the City Council by a 6-0 decision; and

WHEREAS, location and custodian of the Project files, Consistency Memorandum, 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 City Council, after giving all public notices required by State law and the San Leandro Zoning Code, held a duly noticed public hearing on October 21, 2019 for the Project; and

WHEREAS, at said public hearing the City Council considered all oral and written information, testimony and comments received, the staff report and presentation, Project plans and exhibits, supporting documents, the recommendation of the Planning Commission, the Consistency Memorandum, and all other materials and information contained in the record of proceedings relating to the Project, which are maintained at the City of San Leandro Community Development Department (collectively, "Project Information"); 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 THE CITY OF SAN LEANDRO CITY COUNCIL RESOLVES THAT the forgoing recitals are true and correct and made part of this resolution.

IT IS FURTHER RESOLVED THAT: The City Council of the City of San Leandro does hereby make the following findings and determinations:

1. That the City Council hereby adopts the Findings of Fact and CEQA determination 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, as set forth in "Exhibit A" and "Exhibit B", respectively, attached hereto and incorporated herein by this reference to approve the Project.
2. Based on the findings and determinations, the City Council does hereby approve the Planned

Development 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.