



Legislation Text

File #: 18-397, **Version:** 1

General Plan Conformity Finding Regarding the Proposed Leasing of 2208 San Leandro Boulevard, Part of the Larger Parcel Known as 401 Marina Boulevard (APN 075-0087-015-00)

SUMMARY AND RECOMMENDATION

The City of San Leandro desires to enter into a new lease for this property with the current not-for-profit organization tenant. California Government Code Section 65402 requires the City to make a finding of consistency with the 2035 General Plan prior to initiation.

Staff recommends that the Planning Commission find that the proposed leasing of the property located at 2208 San Leandro Boulevard, part of the larger parcel known as 401 Marina Boulevard (APN 075-0087-015-00), is consistent with the City's adopted 2035 General Plan.

BACKGROUND

The City previously declared the property located at 2208 San Leandro Boulevard as surplus. Pursuant to that declaration, the City offered its use to the community. Family Services of San Leandro (now known as Family Services Counseling and Community Resource Center) was chosen as the Tenant for this City surplus property because Family Services would provide professional and affordable counseling services to the community. The City entered into a 15-year lease agreement for its building located at 2208 San Leandro Boulevard with Family Services on September 1, 1997. This original lease expired on August 31, 2012, whereupon a five year extension was mutually agreed and entered into. Under the terms of that agreement, the rent charged was \$100 per year. This extension expired on August 31, 2017, at which time Family Services began leasing the property on a month to month basis. The City seeks to enter into a new 15 year lease agreement with Family Services. This new lease will be subject to City Council approval and under State law necessitates a finding of consistency with the 2035 General Plan.

DETAILS OF THE PROPOSAL

Attachment A provides an aerial view of the Property that is the subject of this General Plan conformity finding and the surrounding vicinity and provides an enlarged parcel map view of the Property. Attachment B is the General Plan Land Use Map of the Property. The General Plan land use designation for the Property is Public/Institutional. Under the General Plan, this land use designation denotes public schools, libraries, post offices, churches, public hospitals, and other public or institutional buildings. It also denotes major utility properties or facilities. Floor area ratios (FAR) of up to 1.0 are permitted.

The subject site is zoned Public and Semipublic PS(S). The Property is bordered to the immediate south and west by properties with the Industrial General (IG) land use designation, to the north by properties with the Residential Multi-Family land use designation (RM-1800) and to the east by

properties with the Residential Duplex (RD) land use designation.

STAFF ANALYSIS

Under Government Code Section 65402, the Planning Commission must find that the proposed disposition of property, in this instance a lease of the Property by the City, is in conformance with the General Plan. Staff finds the lease of the Property is consistent with the policies of the 2035 General Plan. The existing tenant, Family Services Counseling and Community Resource Center, is a non-profit organization that has been operating on this property since September 1, 1997. No changes in land use or operations are being proposed with their renewed lease.

GENERAL PLAN CONFORMANCE

The lease of the Property is consistent with the following policies of the 2035 General Plan:

Policy CSF-5.1 Equitable and Affordable Access. Work with appropriate agencies to provide equal and affordable access to recreation and human services. Programs should be flexible and responsive to the community's changing needs.

Policy CSF-5.2 Child and Family Services. Support the development of child and family services and programs that encourage safe and healthy environments for children and families.

ENVIRONMENTAL REVIEW

The General Plan Conformity Finding is not subject to the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15378, in that it is not a project as defined by CEQA.

PUBLIC OUTREACH

This item was noticed by posting of the Planning Commission meeting agenda. No public notification is required for a General Plan Conformity Finding.

ATTACHMENTS

Attachment A: Aerial Photograph and Parcel Map of APN 075-0087-015-00

Attachment B: General Plan Land Use Map of APN 075-0087-015-00

PREPARED BY:

Kirsten Foley, Administrative Services Manager
Engineering and Transportation Department