



Legislation Text

File #: 22-236, Version: 1

RESOLUTION 2022-001 of the San Leandro Planning Commission recommending City Council approval of a Zoning Map Amendment, Planned Development, Site Plan Review, and Tentative Map at 2824 Halcyon Drive

WHEREAS, Chris Zaballos of D.R. Horton (“Applicant”) submitted an application for a Zoning Map Amendment, Planned Development, Site Plan Review, and Tentative Map to demolish four existing residential and accessory structures, rezone site from Industrial Park (IP) and Residential Single-Family (RS) to Residential Single-Family with a Planned Development Overlay (RS(PD)) zoning district, subdivide the single parcel into 18 lots and three parcels, and construct 18-single family residences with associated circulation and landscape installations on a 2.4-acre site at 2824 Halcyon Drive (PLN21-0005) (“Project”); and

WHEREAS, 2824 Halcyon Drive (“Property”) consists of four existing residential and accessory structures to be demolished, located on a site comprising one parcel and approximately 2.4 acres in size; and

WHEREAS, in accord with the California Environmental Quality Act, an Infill Checklist was prepared; and

WHEREAS, the Property has a General Plan land use designation of RLM Low-Medium Density Residential and has a split zoning where the western portion of the site is zoned Industrial Park (IP) and the eastern portion is zoned Residential Single-Family (RS); and

WHEREAS, the Applicant proposes a Zoning Map Amendment to rezone the Project site from IP Industrial Park/ RS Residential Single-Family to RS(PD) Residential Single-Family with a Planned Development Overlay District as identified in “Exhibit C”; and

WHEREAS, a Planned Development establishes a procedure for the development of larger parcels of land in order to reduce or eliminate the rigidity, delays, and inequities that otherwise would result from application of zoning standards and procedures designed primarily for small parcels; and

WHEREAS, the Planned Development Project complies with the maximum density, side, corner side, and rear minimum yards, maximum height, daylight planes, maximum lot coverage, maximum floor area ratio (FAR), fences, off-street parking and loading, refuse storage areas, underground utilities, performance standards and landscaping and development regulation conditions required for approval under Section 3.04 of the Zoning Code; and

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

WHEREAS, the Planned Development Project contributes to the availability and affordability of much needed housing in the community, with provisions for market rate and affordable housing;

and

WHEREAS, in accord with the San Leandro Municipal Code Chapter 7-1, the applicant is concurrently requesting approval of Tentative Tract Map 8592 to subdivide the parcel into 18 lots for 18 single-family residences and three parcels for two private courts and one privately owned open space accessible to the public; and

WHEREAS, Pursuant to Section 15183.3 of the California Environmental Quality Act (CEQA) Guidelines, the City prepared an Infill Environmental Checklist, dated March 2022 by Rincon Consultants, Inc. (Rincon) on behalf of the City. The Infill Checklist finds that, the proposed project qualifies as an Infill Project that would result in new specific effects. However, these effects would be substantially mitigated under uniformly applicable development policies and thus, no further environmental review is required.

WHEREAS, the Planning Commission held a duly noticed public hearing regarding the proposed Project on April 7, 2022, at which time all interested parties had the opportunity to be heard; and

WHEREAS, the Planning Commission fully considered the Project application, Infill Checklist, 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 recommended findings of fact and determinations associated with this Resolution, as identified in "Exhibit A" attached to this Resolution; and

WHEREAS, location and custodian of the Project application, Infill Checklist 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's General Plan, Zoning Code, and Municipal 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 findings and determinations:

1. Based on the findings and determinations, the Planning Commission recommends City Council approval of the Zoning Map Amendment from Industrial Park (IP) and Residential Single-Family (RS) to Residential Single-Family with a Planned Development Overlay (RS(PD)) zoning district

as identified in "Exhibit C," 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 recommend that the City Council approve and make the Recommended Findings of Fact and Determinations required by the City of San Leandro Zoning Code regarding the proposed Zoning Map Amendment, Planned Development, Site Plan Review, and Tentative Map (Project), as further explained in the staff report and set forth in "Exhibit A" 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 Map Amendment, Planned Development, Site Plan Review, and Tentative Map (Project) subject to the Recommended Conditions of Approval, as further set forth in "Exhibit B," attached hereto and incorporated herein by this reference.