



Legislation Text

File #: 21-352, Version: 1

RESOLUTION No. 2021-007 of the Board of Zoning Adjustments of the City of San Leandro, approving a Parking Exception for PLN20-0035 at 110 San Leandro Boulevard.

WHEREAS, Y. Sharma (“Applicant”) submitted an application for a Parking Exception for a catering services uses at 110 San Leandro Boulevard, zoned CC Commercial Community District, (PLN20-0035) (“Project”); and

WHEREAS, 110 San Leandro Boulevard (“Property”), the subject site consists of a ±656 square foot existing building on an approximately 701 square foot lot; and

WHEREAS, the Property is zoned CC Commercial Community District and has a General Plan designation of Corridor Mixed Use (MUC); and

WHEREAS, a Parking Exception is required for the reduction of required parking spaces as specified in Section 4.08.108 Off-Street Parking and Loading Spaces (Zoning Code Section 5.08.124); and

WHEREAS, the Project is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines, Article 19, Section 15301 for Existing Facilities; and

WHEREAS, the Board of Zoning Adjustments held a duly noticed public hearing regarding the proposed Project on July 1, 2021, at which time all interested parties had the opportunity to be heard; and

WHEREAS, the Board of Zoning Adjustments fully considered the Project application and entitlements, applicant’s statements, staff report, findings of fact, conditions of approval, public comments, and all other testimony and evidence presented at the public hearing; and

WHEREAS, the Board of Zoning Adjustments finds that the staff report, Categorical Exemption from CEQA, and standards for approval reflects the City’s independent judgement and analysis of the Project; and

WHEREAS, the Board of Zoning Adjustments 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 A” 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, BE IT RESOLVED THAT: The above and forgoing recitals are true and correct and made a part of this resolution.

BE IT FURTHER RESOLVED THAT: The Board of Zoning Adjustments of the City of San Leandro does hereby make the following findings and determinations regarding the regarding the proposed Project:

1. The Board of Zoning Adjustments of the City of San Leandro does hereby make the necessary findings and determinations required by Section 5.08.124 of the City of San Leandro Zoning Code to approve the requested Parking Exception for a catering services use at 110 San Leandro Boulevard, as further explained in the staff report and findings of fact for approval as set forth in "Exhibit A" attached hereto and incorporated herein by this reference.
2. Based on the findings and determinations, the Board of Zoning Adjustments of the City of San Leandro does hereby approve the Parking Exception for PLN20-0035 allowing for a catering services use to operate with a reduction in the required parking at 110 San Leandro Boulevard subject to the Conditions of Approval, as further set forth in "Exhibit B" attached hereto and incorporated herein by this reference.