



Legislation Text

File #: 21-066, Version: 1

RESOLUTION No. 2021-001 of the Board of Zoning Adjustments of the City of San Leandro, approving Conditional Use Permit PLN20-0001 for Vehicle Storage at 2539 Grant Avenue.

WHEREAS, MTLG, LLC (“Applicant”) submitted an application for a Conditional Use Permit for Vehicle Storage to store recreational vehicles in a parking lot at an existing facility located at 2539 Grant Avenue, zoned IG (Industrial General). (PLN20-0001) (“Project”); and

WHEREAS, 2539 Grant Avenue (“Property”), the subject site, consists of a ±12,500 square feet of industrial building, a parking lot, and an outdoor storage area on a ±204,732 square foot lot; and

WHEREAS, the Property is zoned (IG) Industrial General and has a General Plan designation of General Industrial area (IG); and

WHEREAS, a Conditional Use Permit is required to establish a vehicle storage facility at 2539 Grant Avenue. Per San Leandro Zoning Code Section 2.12.200.B.33, the applicant is required to secure approval of a Conditional Use Permit prior to establishment of a vehicle storage facility in the IG Industrial General District; and

WHEREAS, the Project is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines, Article 19, Section 15301 for Existing Facilities that involves minor alterations and negligible expansion of use; and

WHEREAS, the Board of Zoning Adjustments held a duly noticed public hearing regarding the proposed Project on February 4, 2020, 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 proposed Project:

1. The Board of Zoning Adjustments of the City of San Leandro does hereby make the necessary findings and determinations required by Sections 5.08.124 of the City of San Leandro Zoning Code to approve the requested Conditional Use Permit for a Recreational Vehicle storage facility at 2539 Grant Avenue, 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 Conditional Use Permit for PLN20-0001 allowing for a Recreational Vehicle storage facility at 2539 Grant Avenue subject to the Conditions of Approval, as further set forth in "Exhibit B" attached hereto and incorporated herein by this reference.