



Legislation Text

File #: 16-159, Version: 2

Resolution No. 2016-01 of the Planning Commission to Deny PLN15-0031, a Request to Modify Planned Development PD-83-3 for Greenhouse Marketplace at 699 Lewelling Boulevard

WHEREAS, Tom Wilson Architect, Inc. (the “Applicant”) submitted an application for major modifications to the façade at 699 Lewelling Boulevard/Greenhouse Marketplace (PLN 15-0031) (“Project”) consisting of removing the glass atrium features and replacing features with sign towers/roofing, adding stone veneers to columns, and new paint color. The Project includes an application for an amendment to the existing Planned Development (PD-83-3); and

WHEREAS, the Greenhouse Marketplace was built approximately 30 years ago, with slight modifications in 2003 (99 Cent Only Stores), 2005 (Safeway), and 2011 (McDonalds); and

WHEREAS, the proposed Project site is currently zoned (CC) Commercial Community District and has a General Plan designation of General Commercial. The Project site is bordered by Interstate-880 and Interstate-238 to the northeast; residential, and commercial to the west; and commercial, public uses, and residential to the south; and

WHEREAS, the project is exempt from environmental review pursuant to the California Environmental Quality Act per (CEQA) Guidelines, Article 19 Section 15301 Existing Facilities; and

WHEREAS, the Planning Commission reviewed the staff report, including comments, and has formulated independent judgment and analysis on the potential impacts from the Project; and

WHEREAS, the Project also requires a Planned Development Project Approval, pursuant to 3-1012 of the Zoning Code, and does not satisfy all the requisite findings as further explained in the staff report associated with this resolution; and

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 not hereby make the findings and determinations required by section 5-2212 and 3-1018, of the City of San Leandro Zoning Code as further explained in the staff report and findings of fact for denial set forth in Exhibit A attached hereto and incorporated herein by this reference, and denies the proposed Planned Development modification.

PASSED AND ADOPTED, denial of the modification to the existing Planned Development, respectively, this 19th day of May 2016 by the following vote:

AYES-

NOES-

ABSENT-

ABSTENTION-

Planning Commission, Chairperson

ATTEST:

Planning Commission, Secretary