



Legislation Text

File #: 18-400, Version: 1

RESOLUTION NO. 2018-003, Recommending that the City Council Adopt an Ordinance Approving a Rezoning and Adopt a Resolution Approving a Categorical Exemption from CEQA Guidelines, a Residential Planned Development, a Site Plan Review and a Vesting Tentative Map at 342 Marina Boulevard Known as Alameda County Assessor's Parcel Number 75-82-10

WHEREAS, G.K. Wong, GKW Architects, Inc. c/o property owner (the "Applicant") submitted an application (PLN17-0049) for a Rezone from RM-1800 Residential Multi-family District to RM-1800 (PD) Residential Multi-family District, Planned Development Overlay District; Planned Development, Site Plan Review and Vesting Tentative Map Tract No. 8475 to construct a subdivision consisting of six attached three-story townhouse condominiums comprising between 1,168- to 2,116-square feet of living area at 342 Marina Boulevard ("Project"). The Project includes applications for an amendment to the Zoning Map (the "Zoning Map"), a Planned Development, a Site Plan Review and a Vesting Tentative Map; and

WHEREAS, the proposed Vesting Tentative Map is to subdivide a single-lot into six condominium units and common areas; and

WHEREAS, the proposed site for the Project is an interior lot on the north side of Marina Boulevard, between Clarke Street and Washington Avenue, encompassing 12,000 square feet (0.28 acre), measuring 100 feet wide fronting Marina Boulevard, and 120 feet deep. It is relatively flat and has only been improved with a single-family home which is not on the City's list of historic properties and has been modified over the years; and

WHEREAS, the proposed Project site is currently zoned RM-1800 Residential Multi-family District and has a General Plan designation of Medium-High Density Residential use "RMH". Adjacent to the northwest is a duplex and to the north is a four story, 28-unit apartment complex (fronting Estabrook Street). To the west is a one-story, single-family residence and a two-story fourplex (at the corner of Marina Boulevard and Clarke Street). To the south, across Marina Boulevard, is the Boys' and Girls' Club and single-family homes to the east. The Project site and the adjacent parcels to the west, north and east are zoned RM-1800 Residential Multi-family District. Across the street, the Boys' and Girls' Club site is zoned PS(S) Public Semi-Public, Special Overlay District and the properties east of it are zoned RD Residential Duplex District; and

WHEREAS, the Zoning Map currently designates the Project site as RM-1800 Residential Multi-family District. The Applicant proposes to amend the Zoning Map to identify the Project site as RM-1800(PD) Residential Multi-family District, Planned Development Overlay District as set forth in Exhibit A; and

WHEREAS, the Project also requires a Planned Development approval, pursuant to 3-1012 of the Zoning Code, a Site Plan Review approval, pursuant to 5-2502 A. of the Zoning Code, and Tentative Map approval, pursuant to 7-1-325 of the Municipal Code, and satisfies all the requisite

findings as further explained in the staff report associated with this resolution; and

WHEREAS, the City determined that the proposed Project is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guideline Article 19, Categorical Exemption, Section 15303(b), "New Construction or Conversion of Small Structures." In urbanized areas such as this, this categorical exemption applies to apartments, duplexes, and similar structures designed for not more than six dwelling units; and

WHEREAS, the Planning Commission of the City of San Leandro did on the 16th day of August, 2018, hold a duly noticed Public Hearing for consideration of the Project and did consider all public comments and testimony provided prior to and during the hearing; and

WHEREAS, the Planning Commission reviewed the staff report and the Categorical Exemption from CEQA, reflecting the City's independent judgment and analysis of the Project; and

WHEREAS, location and custodian of the Categorical Exemption, 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 Project files and 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.

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 following findings and determinations regarding the Categorical Exemption:

1. The Project is consistent with the General Plan, the Zoning Code, and the Municipal Code; it is a six-unit multi-family residential project in an urbanized area; it would not result in any significant effects relating to traffic, noise, air or water quality, and all required utilities and public services can adequately serve the Project site. In urbanized areas such as this, this categorical exemption applies to apartments, duplexes, and similar structures designed for not more than six dwelling units

2. The Planning Commission hereby recommends that the City Council determine that Pursuant to California Environmental Quality Act (CEQA) Guidelines, Article 19, Section 15303(b), New Construction or Conversion of Small Structures. In urbanized areas such as this, this categorical exemption applies to apartments, duplexes, and similar structures designed for not more than six dwelling units.

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

1. The RM-1800 Residential Multi-family District provides that the Project site can be developed with multi-family residential development. The RM-1800 District designation will be maintained for the proposed Project and is the appropriate zoning district, which is compatible with

the existing residential development in the immediate area that includes apartment buildings, single-family residences and duplexes. The Planned Development (PD) overlay allows the flexibility to propose the Project with a compatible density and comprehensive site planning and architectural design solution.

2. The Planning Commission does hereby make the findings and determinations required by the City of San Leandro Zoning Code regarding the proposed Zoning Map Amendment from RM-1800 Residential Multi-family District to RM-1800(PD) Residential Multi-family, Planned Development Overlay District, as identified in Exhibit A, for the reasons set forth in Exhibit B attached hereto and incorporated herein by this reference.

3. The Planning Commission does hereby make the findings and determinations required by the City of San Leandro Zoning Code regarding the proposed Planned Development and Site Plan Review, as further explained in the staff report and as set forth in Exhibit B attached hereto and incorporated herein by this reference.

4. The Planning Commission does hereby make the findings and determinations required by the City of San Leandro Municipal Code regarding the proposed Vesting Tentative Tract Map, as further explained in the staff report and as set forth in Exhibit B attached hereto and incorporated herein by this reference.

5. 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 Vesting Tentative Map (Project) subject to the Recommended Conditions of Approval, as further set forth in Exhibit C attached hereto and incorporated herein by this reference.