



Legislation Text

File #: 18-463, **Version:** 1

RESOLUTION of the City of San Leandro City Council to Approve Findings of Fact to Approve a Planned Development, Site Plan Review, and Vesting Tentative Map to construct a six-unit, three-story residential townhouse condominium development subject to Conditions of Approval. 342 Marina Boulevard; Alameda County Assessor's Parcel Number 75-82-10 (PLN17-0049)

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 a list of designated historic properties, and it has been modified over the years; and

WHEREAS, the proposed Project site is currently zoned RM-1800 Residential Multi-family District. It 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 four-plex 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; and

WHEREAS, the Project also requires a Planned Development approval, pursuant to section 3-1012 of the Zoning Code, a Site Plan Review approval, pursuant to section 5-2502 A. of the Zoning Code, and Tentative Map approval, pursuant to section 7-1-325 of the Municipal Code, and it satisfies all of the requisite findings as further explained in the staff report associated with this resolution; and

WHEREAS, the proposed Project is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Article 19, Categorical Exemptions, Section 15303(b), "New Construction or Conversion of Small Structures." In urbanized areas, this categorical exemption applies to apartments, duplexes, and similar structures designed for not more than six dwelling units. Therefore, no further environmental analysis is required; and

WHEREAS, the Planning Commission held a duly noticed public hearing regarding the proposed Project on August 16, 2018; and

WHEREAS, the Planning Commission reviewed the staff report, including public comments, the Consistency Memorandum as to the California Environmental Quality Act (CEQA), and found that the staff report and CEQA findings reflect the City's independent judgement and analysis of the Project; and

WHEREAS, the Project also requires a Planned Development and Site Plan Review Project Approval, pursuant to sections 3-1012 and 5-2506 of the Zoning Code, respectively, and satisfies all the requisite findings as set forth in Exhibit A - Findings of Fact as further explained in the staff report associated with this resolution; 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, the City Council of the City of San Leandro does **RESOLVE** as follows:

1. That the City Council hereby adopts the Recommended Findings of Fact, as set forth in Exhibit A attached hereto and incorporated herein by this reference to approve the

Project.

2. The City Council hereby makes the findings and determinations required by sections 5-2212, 5-2214, 3-1012, 3-1020, 5-2512, and 5-2514 of the City of San Leandro Zoning Code regarding the proposed Planned Development/Site Plan Review Project Approval, and the findings and determinations required by section 7-1-335 of the City of San Leandro Municipal Code regarding the Vesting Tentative Map Tract No. 8475, as further explained in the staff report, to approve the proposed Planned Development/Site Plan Review Project and Vesting Tentative Map as set forth in Exhibit B- Recommended Conditions of Approval for Planned Development, Site Plan Review and Vesting Tentative Map attached hereto and incorporated herein by this reference.