



Legislation Text

File #: 19-561, **Version:** 1

RESOLUTION of the City Council of the City of San Leandro Approving a Planned Development and Site Plan Review for 874 Lewelling Boulevard (PLN17-0069).

WHEREAS, on October 20, 2017, GKW Architects, Inc. (“Applicant”) submitted an application for a Zoning Amendment, Planned Development, Tentative Map, and Site Plan Review to construct a six-unit, two- and three-story residential townhome condominium development at 874 Lewelling Boulevard (PLN17-0069)(“Project”) and the application was evaluated and deemed complete on September 12, 2019; and

WHEREAS, 874 Lewelling Boulevard (“Property”) consists of a one-story single-family residential structure located on a single 0.48 acre parcel; and

WHEREAS, pursuant to California Environmental Quality Act (CEQA) Guidelines, Article 19, Sections 15303(b), the project to construct six residential units is categorically exempt from CEQA, furthermore, the project is located on a .48 acre site that has no value for endangered, rare or threatened species, would not result in any significant effects relating to traffic, noise, air or water quality, the home to be demolished was determined to have no value as a historic or cultural resource, and all required utilities and public services can adequately serve the site; and

WHEREAS, the Project site has a General Plan designation of Medium-High Density Residential and is currently zoned RS Residential Single-Family; and

WHEREAS, the Project includes a Zoning Amendment to rezone the Project site from RS Residential Single-Family to RM-3000(PD) Residential Multi-Family, Planned Development Overlay District to align the Zoning with the General Plan land use designation; and

WHEREAS, the Planned Development Project complies with the minimum area, width, density, setbacks, height, coverage, landscaping, and parking standards required under the base district zoning regulations; and

WHEREAS, the Planned Development Project includes adequate provisions for utilities, services, and emergency vehicle access; and public service demands will not exceed the capacity of existing and planned systems; and

WHEREAS, in accord with the San Leandro Municipal Code Chapter 7-1, the City Council is concurrently considering Tentative Tract Map 8542 to subdivide the single lot into six townhome condominium units; and

WHEREAS, the Planning Commission of the City of San Leandro did on the third day of October, 2019, hold a duly noticed Public Hearing for consideration of the Project and, after consideration of the staff report and all pertinent plans, documents, comments, and testimony

provided at or prior to the hearing, recommended approval and adoption of the proposed Project to the City Council by a 6-0 decision; and

WHEREAS, the City Council, after giving all public notices required by State law and the San Leandro Zoning Code, held a duly noticed public hearing on November 4, 2019 for the Project; and

WHEREAS, at said public hearing the City Council considered all oral and written information, testimony and comments received, the staff report and presentation, Project plans and exhibits, supporting documents, the recommendation of the Planning Commission, and all other materials and information contained in the record of proceedings relating to the Project, which are maintained at the City of San Leandro Community Development Department (collectively, "Project Information"); and

WHEREAS, location and custodian of the Project files, Tentative Tract Map 8542, public comments, 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 City's General Plan, Municipal Code and 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 IT IS RESOLVED THAT:

The forgoing recitals are true and correct and made part of this Resolution.

BE IT FURTHER RESOLVED THAT: The City Council of the City of San Leandro does hereby make the following findings and determinations:

1. That the City Council hereby adopts the Findings of Fact, as set forth in "Exhibit A" attached hereto and incorporated herein by this reference, to approve the Project.
2. Based on the findings and determinations, the City Council does hereby approve the Planned Development and Site Plan Review (Project) subject to the Recommended Conditions of Approval, as further set forth in "Exhibit B" attached hereto and incorporated herein by this reference.