



Legislation Text

File #: 20-266, Version: 1

RESOLUTION No. 2020-010 of the Planning Commission of the City of San Leandro, recommending City Council approval of a General Plan Map Amendment, Zoning Map Amendment, Planned Development, Site Plan Review, and Tentative Map for PLN19-0037 at 903 Manor Boulevard (Assessor's Parcel Number 080H-1541-036-00).

WHEREAS, ERC SC, LLC ("Applicant") submitted an application for a General Plan Map Amendment, Zoning Map Amendment, Planned Development, Site Plan Review, and Tentative Map to construct a 39-unit, three-story residential townhome condominium development at 903 Manor Boulevard (PLN19-0037) ("Project"); and

WHEREAS, 903 Manor Boulevard ("Property") consists of a one-story bowling alley building to be demolished, located on a site comprised of one parcel and approximately 2.3 acres in size; and

WHEREAS, in accord with the California Environmental Quality Act, an Initial Study was prepared; and

WHEREAS, the Property has a General Plan land use designation of CN Neighborhood Commercial and is currently zoned CC Commercial Community; and

WHEREAS, the Applicant proposes a General Plan Map Amendment to change the General Plan land use designation for the Project site from CN Neighborhood Commercial to CG General Commercial to align the General Plan land use designation with the corresponding CC Zoning Code designation as identified in "Exhibit A"; and

WHEREAS, the Applicant proposes a Zoning Map Amendment to rezone the Project site from CC Commercial Community to CC(PD) Commercial Community Planned Development Overlay District as identified in "Exhibit B"; and

WHEREAS, a Planned Development establishes a procedure for the development of larger parcels of land in order to reduce or eliminate the rigidity, delays, and inequities that otherwise would result from application of zoning standards and procedures designed primarily for small parcels; and

WHEREAS, the Planned Development Project complies with the minimum area, residential unit density, performance standards, and development regulation conditions required for approval under Section 3.04 of the Zoning Code; and

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

WHEREAS, the Planned Development Project contributes to the availability and affordability of much needed housing in the community, with provisions for market rate and affordable housing; and

WHEREAS, in accord with the San Leandro Municipal Code Chapter 7-1, the applicant is concurrently requesting approval of Tentative Tract Map 8519 to split the parcel into 7 lots and subdivide the property into 39 residential townhome condominium units; and

WHEREAS, pursuant to the California Environmental Quality Act of 1970, Public Resources Code § 21000, et seq., as amended and implementing State CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations (collectively, "CEQA"), an Initial Study - Mitigated Negative Declaration (collectively, "Initial Study - Mitigated Negative Declaration" or "IS-MND"), dated March 2020, was prepared for the project by Rincon Consultants, Inc. (Rincon) on behalf of the City. The Initial Study determined that, although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because of the incorporated mitigation measures and revisions in the project have been made by or agreed to by the project proponent and a Mitigated Negative Declaration was prepared and circulated for public and agency review and comment; and

WHEREAS, the Planning Commission held a duly noticed public hearing regarding the proposed Project on July 2, 2020, at which time all interested parties had the opportunity to be heard; and

WHEREAS, the Planning Commission fully considered the Project application, Initial Study - Mitigated Negative Declaration, entitlements, staff report, findings of fact, conditions of approval, public comments, and all other testimony and evidence presented at the public hearing; and

WHEREAS, the Planning Commission finds that the staff report and standards for approval reflects the City's independent judgement and analysis of the Project; and

WHEREAS, the Planning Commission finds that the proposed Project does satisfy the requisite findings of fact necessary for approval as further explained in the staff report and the recommended findings of fact and determinations associated with this Resolution, as identified in "Exhibit C" attached to this Resolution; and

WHEREAS, location and custodian of the Project application, Initial Study - Mitigated Negative Declaration, 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, Zoning Code, and Municipal 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 Planning Commission of the City of San Leandro does

hereby make the following findings and determinations:

1. Based on the findings and determinations, the Planning Commission recommends City Council approval of the General Plan Map Amendment from CN Neighborhood Commercial to CG General Commercial, as identified in "Exhibit A," to ensure consistency between the General Plan and Zoning Code.
2. The Planning Commission recommends City Council approval of the Zoning Map Amendment from CC Commercial Community to CC(PD) Commercial Community Planned Development Overlay District as identified in "Exhibit B," finding that the Planned Development Project is consistent with the adopted Land Use Element of the General Plan and other applicable policies of the General Plan.
3. The Planning Commission does hereby recommend that the City Council approve and make the Recommended Findings of Fact and Determinations required by the City of San Leandro Zoning Code regarding the proposed General Plan Map Amendment, Zoning Map Amendment, Planned Development, Site Plan Review, and Tentative Map (Project), as further explained in the staff report and set forth in "Exhibit C" attached hereto and incorporated herein by this reference.
4. Based on the findings and determinations, the Planning Commission of the City of San Leandro does hereby recommend City Council approval of the General Plan Map Amendment, Zoning Map Amendment, Planned Development, Site Plan Review, and Tentative Map (Project) subject to the Recommended Conditions of Approval, as further set forth in "Exhibit D," attached hereto and incorporated herein by this reference.