



## Legislation Text

---

**File #:** 19-395, **Version:** 1

---

**RESOLUTION** of the City Council of the City of San Leandro, approving a Tentative Tract Map for Condominium Purposes for a ±44,789 square foot mixed-use development with 26 residential units and commercial space located at 269 Parrott St. (PLN18-0045).

**WHEREAS**, David Langon Construction (“Applicant” and “Property Owner”) submitted an application (PLN18-0045) for Site Plan Review, Parking Exception and a Tentative Tract Map for condominium purposes, to develop a new ±44,789 square foot mixed-use development including 26-residential units, ground floor commercial and parking garage at 268 Parrott Street (“Project”), zoned DA-1 (Downtown Area 1); and

**WHEREAS**, the subject property at 268 Parrott Street consists of a vacant ±18,378 square foot property located within the City’s downtown, zoned Downtown Area 1 (DA-1). The subject property has a General Plan designation of Downtown Mixed Use (DMX), and is located within the boundaries of the Downtown Transit Oriented Development (TOD) Strategy plan; and

**WHEREAS**, in accordance with San Leandro Municipal Code Chapter 7-1, the applicant requests City Council approval of a Tentative Tract Map for a new mixed-use condominium development comprising 26-residential units, ground floor commercial space and parking; and

**WHEREAS**, the Project is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines, Article 19, Section 15332 Class 32 In-Fill Development Projects (a), (b), (c), (d) and (e); and

**WHEREAS**, during the public hearing on June 6, 2019, the Planning Commission and Board of Zoning Adjustments, acting in their capacity as the Board of Zoning Adjustments, approved Resolution 2019-005, finding that the proposed Project did satisfy the requisite findings of fact necessary for approval of the Site Plan Review and Parking Exception to construct the building by a 5-0 decision, as further explained in the staff report and the findings of fact associated with Resolution 2019-005, attached hereto and incorporated herein by this reference; and

**WHEREAS**, the Planning Commission recommended City Council approval of the Tentative Tract Map by a 5-0 decision on June 6, 2019; and

**WHEREAS**, the City Council held a duly noticed public hearing regarding the proposed Project on July 15, 2019, at which time all interested parties had the opportunity to be heard; and

**WHEREAS**, the City Council fully considered the Project application, the Board of Zoning Adjustment’s approval, applicant’s statements, staff report, findings of fact, conditions of approval, public comments, Planning Commission recommendation, and all other testimony and evidence presented at the public hearing; and

**WHEREAS**, the City Council finds that the staff report, Categorical Exception from CEQA, and standards for approval reflects the City's independent judgement and analysis of the Project; and

**WHEREAS**, the City Council finds that the proposed Tentative Tract Map for the Project does satisfy the requisite findings of fact necessary for City Council approval, as further explained in the staff report and the findings of fact, as identified in "Exhibit A", attached hereto and incorporated herein by this reference; and

**WHEREAS**, the City's General Plan, Municipal Code, Zoning Code and Downtown TOD Strategy 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, BE IT RESOLVED THAT:** The above and forgoing recitals are true and correct and made a 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 regarding the proposed Project:

1. In accordance with Chapter 7-1 of the City of San Leandro Municipal Code, the City Council of the City of San Leandro does hereby make the necessary findings and determinations, identified as "Exhibit A" attached hereto and incorporated herein by this reference, to approve Tentative Tract Map 8476 for condominium purposes, identified as "Exhibit B" attached hereto and incorporated herein by this reference, establishing a subdivision of airspace for 26-residential units, ground floor commercial space and a parking garage at 268 Parrott St.
2. Based on the findings and determinations, the City Council of the City of San Leandro does hereby approve Tentative Tract Map 8476 for PLN18-0045, to develop 268 Parrott St. as a mixed use condominium, subject to the Conditions of Approval, as further set forth in "Exhibit C" attached hereto and incorporated herein by this reference.