



Legislation Text

File #: 18-632, Version: 1

Planning Commission Resolution No. 2018-006, Recommending City Council approval of a Planned Development with Zoning Map Overlay and Site Plan Review for 1388 Bancroft Avenue (PLN18-0046)

WHEREAS, on June 14, 2018, Tom Silva of Eden Realty (“Applicant”) submitted an application for a Planned Development and Site Plan Review (PLN18-0046) proposing to redevelop a 1.27 acre property located at 1388 Bancroft Avenue with a 45 unit multifamily residential project and wireless telecommunications facility (“Project”); and

WHEREAS, the application was evaluated and deemed complete on October 12, 2018 and, in accord with the California Environmental Quality Act, an initial study was prepared shortly thereafter; 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 1.27 acre project site is the largest parcel zoned for Professional Office (P) in the City of San Leandro; and

WHEREAS, the project site is zoned Professional Office (P) zoning district. The proposed Planned Development amends the Zoning Map to identify the Project site as P(PD) Professional Office, Planned Development Overlay District as set forth in the attached zoning map exhibit “Exhibit A”; and

WHEREAS, the proposed Planned Development and Site Plan Review, pursuant to 3-1012 and 5-2506 of the Zoning Code, respectively, satisfies all the requisite findings of fact and determinations as set forth in “Exhibit B” attached hereto and incorporated herein, and as further explained in the staff report associated with this resolution, attached hereto and incorporated herein; 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 3-1012 of the Zoning Code; and

WHEREAS, the Planned Development Project provides superior urban design in comparison with development under the base district zoning regulations;

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 is consistent with the adopted Land Use Element of the General Plan and other applicable policies of the General Plan and is compatible with surrounding development; 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, 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 and Mitigated Negative Declaration (collectively, "Mitigated Negative Declaration" or "MND"), dated November 30, 2018, was prepared for the project by Michael Baker International (MBI) 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 of the City of San Leandro did on the 20th day of December, 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 Initial Study and Mitigated Negative Declaration, reflecting the City's independent judgment and analysis of the Project; and

WHEREAS, location and custodian of the Project application, 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 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 regarding the proposed Project:

1. The Planning Commission recommends City Council approval of the rezoning from Professional Office (P), to Professional Office, Planned Development Overlay District, P(PD), as identified in "Exhibit A," 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 and is compatible with surrounding development for the reasons set forth in "Exhibit B," attached hereto and

incorporated herein by this reference.

2. 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.

3. Based on the findings and determinations, the Planning Commission of the City of San Leandro does hereby recommend City Council approval of the Planned Development, Zoning Overlay Map Amendment, and Site Plan Review (Project) subject to the Recommended Conditions of Approval, as further set forth in "Exhibit C" attached hereto and incorporated herein by this reference.