



Legislation Text

File #: 19-563, **Version:** 1

RESOLUTION of the City of San Leandro City Council to Approve a Tentative Tract map for condominium purposes for a six-unit townhome development on a 0.48 acre site located at 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, in accord with the San Leandro Municipal Code Chapter 7-1, the applicant is concurrently requesting approval of Tentative Tract Map 8542 to subdivide the single lot into six townhome condominium units; and

WHEREAS, pursuant to California Environmental Quality Act (CEQA) Guidelines, Article 19, Section 15303(b), the project to construct six residential units is categorically exempt from CEQA; and

WHEREAS, during the public hearing on October 3, 2019, the Planning Commission recommended City Council approval, finding that the proposed Project did satisfy the requisite findings of fact necessary for approval of the Zoning Amendment, Planned Development, and Site Plan Review to construct the development by a 6-0 decision, as further explained in the staff report and the findings of fact associated with Resolution No. 2019-010, attached hereto and incorporated herein by this reference; and

WHEREAS, the City Council held a duly noticed public hearing regarding the proposed Project on November 4, 2019, at which time all interested parties had the opportunity to be heard; and

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

WHEREAS, the City Council finds that the staff report and standards for approval reflect 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, subject to the Recommended Conditions of Approval, 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 and the 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 THE CITY OF SAN LEANDRO CITY COUNCIL RESOLVES 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 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 8542 for condominium purposes, identified as "Exhibit B" attached hereto and incorporated herein by this reference, establishing a subdivision for six residential townhome units at 874 Lewelling Boulevard.