



Legislation Text

File #: 17-058, Version: 1

Planning Commission Resolution No. 2017-001, Recommending that the City Council Adopt Amendments to the San Leandro General Plan Land Use Diagram and the San Leandro Zoning Map to Clarify and Correct Map Designations at 555 Estudillo Avenue, the Northwest Corner of Chumalia Avenue and Harrison Street, and 100 Halcyon Drive

WHEREAS, the San Leandro City Council adopted a revised General Plan in September 2016, including a revised Land Use Diagram; and

WHEREAS, the City Council adopted concurrent Zoning Map amendments in September 2016, in order to achieve consistency between the General Plan and Zoning Maps; and

WHEREAS, the General Plan Land Use Diagram and Zoning Map may be periodically amended to incorporate clarifications or corrections to existing designations, as well as substantive changes; and

WHEREAS, the need for a number of Land Use Diagram and Zoning Map clarifications or corrections has become apparent in the months since General Plan adoption; and

WHEREAS, these changes have been determined to be non-substantive and consistent with the goals, policies, and actions in the General Plan; and

WHEREAS, the Community Development Department published a public hearing notice regarding the proposed Amendments in the East Bay Times on February 3, 2017; and

WHEREAS, these changes have been further determined to be exempt from the California Environmental Quality Act, since they depict the uses intended under the 2016 General Plan, the impacts of which were previously addressed by an Environmental Impact Report adopted in September 2016;

NOW, THEREFORE IT IS RESOLVED THAT: The above recitals are true and correct and made a part of this resolution.

NOW THEREFORE BE IT FURTHER RESOLVED THAT: The Planning Commission recommends that the City Council adopt a Resolution to amend the following General Plan Land Use Diagram as shown in attached Exhibit A:

- A. Recommends approval of the General Plan Land Use Diagram change for an existing rental housing development located on Assessor Parcel Numbers (APNs) 77-450-2-1, 77-450-3, 77-450-5-1, and 77-450-4555 at the northwest corner of Harrison Street and Chumalia Avenue. These properties are recommended to be changed from High Density Residential to Downtown Mixed Use (Exhibit A).

NOW THEREFORE BE IT FURTHER RESOLVED THAT: The Planning Commission recommends that the City Council adopt an Ordinance to amend the Zoning Map as shown in attached Exhibits B, C, and D:

- A. Recommends approval of the Zoning Map change for an existing rental housing development located on Assessor Parcel Numbers (APNs) 77-450-2-1, 77-450-3, 77-450-5-1, and 77-450-4555 at the northwest corner of Harrison Street and Chumalia Avenue. These properties are recommended to be rezoned from RM-1800 to Downtown Area District 1 (DA-1) (Exhibit B);
- B. The property at 555 Estudillo Avenue (APN 77-525-38) is recommended to be rezoned from "Unzoned" to "P" (Professional Office) (Exhibit C);
- C. A portion of the property at 100 Halcyon Drive, corresponding to the entirety of APN 77C-1240-2, is recommended to be rezoned from IP (AU) to IG (AU) (Exhibit D).

PASSED, APPROVED, AND ADOPTED this 16th day of February, 2017 by the following vote:

AYES

NOES

Ken Pon
Planning Commission Chair

ATTEST:

Tom Liao
Planning Commission Secretary