



Legislation Text

File #: 22-246, **Version:** 1

PLN17-0049; Consideration of a two-year time extension renewal of a 6-unit Planned Development on a .28 acre site located at 342 Marina Blvd.; Alameda County Assessor's Parcel Numbers 75-82-10; Gordon K. Wong, GKW Architects, Inc., applicant, c/o Chee Yan Property, Inc., property owner.

SUMMARY AND RECOMMENDATION

The applicant is requesting a two-year time extension for a 6-unit, three-story residential townhome Planned Development on a 0.28-acre site at 342 Marina Blvd. The City Council previously approved the Project under Resolution 2018-127 on October 15, 2018. Zoning Code section 3.01.144 grants the Planning Commission the authority to renew approved Planned Development Projects for up to two (2) years.

Staff recommends the Planning Commission adopt a minute order approving a two-year time extension for the 311 MacArthur Planned Development, PLN17-0034.

RELATIONSHIP TO SURROUNDING AREA

The subject property at 342 Marina Blvd. currently consists of an existing 800 square foot, one-story, single-family home. The subject property encompasses 12,000 square feet (0.28 acre), measuring 100 feet wide fronting Marina Boulevard, and 120 feet deep.

Adjacent property to the northwest consists of a duplex, to the north is a four story, 28-unit apartment complex fronting Estabrook Street, and to the west is a one-story, single-family residence and two-story four-unit apartment building at the corner of Marina Boulevard and Clarke Street. To the south, across Marina Boulevard, is the Boys' and Girls' Club and further to the east are single-family homes. The subject property is south of the City's Downtown area. The San Leandro BART Station on Davis Street and San Leandro Boulevard is approximately a half-mile away.

The subject property and the adjacent parcels to the west, north and east are zoned RM-1800 Residential Multi-family District. Across the street, the Boys' and Girls' Club site is zoned PS(S) Public Semi-Public, Special Overlay District and the properties east of it are zoned RD Residential Duplex District.

BACKGROUND

The Planning Commission recommended City Council approval of the 342 Marina Blvd. Project at their August 8, 2018 public hearing under Resolution 2018-003 by a 5-0 decision with Commissioners Abero and Baker absent. The City Council reviewed and approved the Project at their October 15, 2018 public hearing through Resolutions 2018-127 and 2018-128 and the first reading of Ordinance 2018-019 (for the Planned Development zoning overlay) by a 7-0 decision for all three items. After a scheduling delay, Ordinance 2018-019 for the Planned Development was adopted on second reading

on March 4, 2019 and took effect 30 days later.

The City Council reviewed and approved Final Tract Map 8513 for 342 Marina Blvd. on July 20, 2020 under Resolution 2020-090. A copy of the City Planner's Report is attached to this staff report for reference.

DETAILS OF THE PROPOSAL

A copy of the October 15, 2018 City Council staff report and approved exhibits are attached to this report for reference.

The applicant submitted a timely request for consideration of a time extension. Planned Developments are the only entitlement that requires Planning Commission approval for a time extension from the initial validity period. All other time extension requests are reviewed by the City's Zoning Enforcement Official administratively. The decision of the Planning Commission regarding this time extension is appealable to the City Council if an appeal is filed with the City Clerk within 15 days of the decision.

STAFF ANALYSIS

No substantive changes have occurred in the conditions or circumstances pertinent to the Planned Development since the original date of approval. If approved, the validity period for the Project would be extended two years from the date of this motion, through April 7, 2024. The applicant currently has an active demolition permit, building permit, and grading permit application in process with the City and is expected to begin construction in the coming months.

In response to Covid-19, Government Code Section 65914.5 (Assembly Bill 1561) granted an automatic 18-month time extension on housing entitlements issued before March 4, 2020 that would have expired before December 31, 2021. Due to this law, the planned development Project entitlement would otherwise expire this month.

ENVIRONMENTAL REVIEW

The City Council deemed the project to be categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guideline Article 19, Categorical Exemption, Section 15303(b), "New Construction or Conversion of Small Structures." In urbanized areas (such as where this project is proposed), this categorical exemption applies to apartments, duplexes, and similar structures designed for not more than six dwelling units.

PUBLIC OUTREACH

This hearing item was identified on the posted meeting agenda. No public comments were received at the time of the filing of this report.

ATTACHMENTS

City Council Staff Report for 342 Marina Blvd., October 15, 2018
Approved Plan Exhibits for 342 Marina Blvd., October 15, 2018 (Exhibits A through U)

City Planner's Report for Final Map 8513

PREPARED BY:
Andrew Mogensen, AICP
Planning Manager
Community Development Department