



Legislation Text

File #: 17-368, **Version:** 1

Resolution No. 2017-03, Recommending that the City Council Adopt a Resolution to Approve a Consistency Memorandum, Findings of Fact to Approve a Planned Development and a Site Plan Review, and to Approve a Planned Development and a Site Plan Review Permit subject to Conditions of Approval for a Mixed-Use Residential Development at the San Leandro Tech Campus (SLTC) Project Site, 601 Parrott Street

WHEREAS, Westlake Development Partners, LLC (the “Applicant”) submitted an application for a Modification of a Planned Development and Site Plan Review, to permit residential development and use on the San Leandro Tech Campus (SLTC) project site, a transit-oriented development project located adjacent to the Downtown San Leandro BART Station (PLN16-0067) (“Project”) consisting of a seven-story mixed-use residential building, including 13,000 square feet of office on the ground floor and 197 units of multi-family residences on the 3.13-acre southern portion of the SLTC, 601 Parrott Street (to Thornton Avenue to the south); and

WHEREAS, the majority of the proposed site for the Project is a relatively flat portion of the City that is currently being developed with a 340,000-500,000 square foot Technology Campus located in multiple buildings which includes six-story technology-focused office buildings and related site improvements such as a multi-level parking structure, on-site and off-site landscaping, bike path, pedestrian path, and utilities; and

WHEREAS, the proposed Project site is currently zoned DA-6 Downtown Area and has a General Plan designation of Transit-Oriented Development Mixed Use, “MUTOD”. The proposed Project site is surrounded by a railroad right-of-way and the San Leandro BART station parking lot to the east; by the Union Pacific Railroad and Amtrak line to the west; by Parrott Street on the north; and by Thornton Street on the south. In addition, the Project site is included in the San Leandro Downtown Transit Oriented Development Strategy (“TOD Strategy”) and is within walking distance to the City’s downtown; and

WHEREAS, the proposed project will be consistent as set forth in Exhibit A - Consistency Memorandum with the assumptions for the project site as presented in the City’s General Plan and Zoning Code, and the project will not result in any new significant impacts or increase the severity of any significant impacts identified in the TOD Strategy EIR. Therefore, no further environmental analysis is required; and

WHEREAS, location and custodian of the Consistency Memorandum, including other related 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 also requires a Planned Development and Site Plan Review Project Approval, pursuant to 3-1012 and 5-2506 of the Zoning Code, respectively, and satisfies all the requisite findings as set forth in Exhibit B - Findings of Fact as further explained in the staff report

associated with this resolution; 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.

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 Consistency Memorandum:

1. The Planning Commission finds that the Consistency Memorandum has been completed in compliance with CEQA and the CEQA Guidelines and is complete and adequate and reflects the City's independent judgment and analysis of the environmental effects of the Project as set forth in Exhibit A attached hereto and incorporated herein by this reference.

2. The Planning Commission hereby recommends that the City Council make all required findings and adopt the Consistency Memorandum for the Project set forth in Exhibit A attached hereto and incorporated herein by this reference.

3. The Planning Commission hereby adopts the Recommended Findings of Fact, as set forth in Exhibit B attached hereto and incorporated herein by this reference, recommending that the City Council approval of the Project.

4. The Planning Commission hereby make the findings and determinations required by section 5-2212, 5-2214, 3-1018, 3-1012, 5-2512, and 5-2514 of the City of San Leandro Zoning Code regarding the proposed Planned Development/Site Plan Review Project Approval, as further explained in the staff report, and recommend that the City Council approve the proposed Planned Development/Site Plan Review Project as set forth in Exhibit C- Recommended Conditions of Approval for Planned Development and Site Plan Review attached hereto and incorporated herein by this reference.