



Legislation Text

File #: 19-306, **Version:** 1

RESOLUTION No. 2019-005 of the Board of Zoning Adjustments of the City of San Leandro, approving a Site Plan Review and Parking Exception (PLN18-0045) for a ±44,789 square foot mixed-use development with 26 residential units located at 269 Parrott St.

WHEREAS, David Langon Construction (“Applicant” and “Property Owner”) submitted an application (PLN18-0045) for Site Plan Review, Parking Exception and a Tentative Tract Map for condominium purposes, to develop a new ±44,789 square foot mixed-use development including 26-residential units, ground floor commercial and parking garage at 268 Parrott Street (“Project”), zoned DA-1 (Downtown Area 1); and

WHEREAS, the subject property at 268 Parrott Street consists of a vacant ±18,378 square foot property located within the City’s downtown, zoned Downtown Area 1 (DA-1), has a General Plan designation of Downtown Mixed Use (DMX), and is located within the boundaries of the Downtown Transit Oriented Development (TOD) Strategy plan; and

WHEREAS, in accord with San Leandro Municipal Code Chapter 7-1, the applicant is concurrently requesting approval of a Tentative Tract Map to subdivide the building as a condominium; and

WHEREAS, the Project is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines, Article 19, Section 15332 Class 32 In-Fill Development Projects (a), (b), (c), (d) and (e); and

WHEREAS, the Planning Commission and Board of Zoning Adjustments held a duly noticed public hearing regarding the proposed Project on June 6, 2019, at which time all interested parties had the opportunity to be heard; and

WHEREAS, the Planning Commission and Board of Zoning Adjustments fully considered the Project application and entitlements, 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, Tentative Tract Map 8476 for condominium purposes was also considered at the same hearing held on June 6, 2019; and

WHEREAS, the Planning Commission and Board of Zoning Adjustments, in their capacity as the Board of Zoning Adjustments, find that the staff report, Categorical Exception from CEQA, and standards for approval reflects the City’s independent judgement and analysis of the Project; and

WHEREAS, the Planning Commission and Board of Zoning Adjustments, in their capacity as

the Board of Zoning Adjustments, find that the Site Plan Review and Parking Exception components of the Project do satisfy the requisite findings of fact necessary for approval, as further explained in the staff report and the findings of fact associated with this Resolution, as identified in "Exhibit A", attached hereto and incorporated herein by this reference; and

WHEREAS, the City's General Plan, Municipal Code, Zoning Code, Downtown TOD Strategy, and Downtown Parking Management Plan 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, BE IT RESOLVED THAT: The above and forgoing recitals are true and correct and made a part of this resolution.

BE IT FURTHER RESOLVED THAT: The Board of Zoning Adjustments of the City of San Leandro does hereby make the following findings and determinations regarding the regarding the proposed Project:

1. The Board of Zoning Adjustments of the City of San Leandro does hereby make the necessary findings and determinations required by Section 5-2512 of the City of San Leandro Zoning Code to approve the requested Site Plan Review for a new mixed-use development including 26-residential units, ground floor commercial and parking garage at 268 Parrott St., as further explained in the staff report and findings of fact for approval as set forth in "Exhibit A" attached hereto and incorporated herein by this reference.
2. The Board of Zoning Adjustments of the City of San Leandro does hereby make the necessary findings and determinations required by Section 5-2212(C) of the City of San Leandro Zoning Code to approve the requested Parking Exception to accommodate a new mixed-use development including 26-residential units, ground floor commercial and parking garage at 268 Parrott St., as further explained in the staff report and findings of fact for approval as set forth in "Exhibit A" attached hereto and incorporated herein by this reference.
3. Based on the findings and determinations, the Board of Zoning Adjustments of the City of San Leandro does hereby approve a Site Plan Review and Parking Exception for PLN18-0045 allowing for a new mixed-use development including 26-residential units, ground floor commercial and parking garage at 268 Parrott St. subject to the Conditions of Approval, as further set forth in "Exhibit B" attached hereto and incorporated herein by this reference.