



Legislation Text

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Planning Commission Resolution No. 2018-005 Recommending City Council Adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for PLN18-0046, Planned Development and Site Plan Review for 1388 Bancroft Apartments

WHEREAS, on June 14, 2018, Tom Silva of Eden Realty (“Applicant”) submitted an application for a Planned Development and Site Plan Review proposing to redevelop a 1.27 acre property located at 1388 Bancroft Avenue consisting of two medical office buildings, to be demolished and replaced with a 45 unit multifamily residential project (PLN18-0046); and

WHEREAS, the application was evaluated and deemed complete on October 12, 2018 and an initial study was prepared shortly thereafter; and

WHEREAS, pursuant to the California Environmental Quality Act of 1970, Public Resources Code § 21000, et seq., as amended and implementing State CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations (collectively, “CEQA”), an Initial Study and Mitigated Negative Declaration (collectively, “Mitigated Negative Declaration” or “MND”), dated November 30, 2018, attached hereto as “Exhibit A” and incorporated herein by reference, was prepared for the project by Michael Baker International (MBI) on behalf of the City. The purpose of the Mitigated Negative Declaration was to ascertain whether the 1388 Bancroft project would have a significant effect on the environment, and to identify and impose appropriate project changes and mitigation measures to avoid any such impacts or reduce such impacts to a less than significant level; and

WHEREAS, the Mitigated Negative Declaration analyzed the environmental effects of the project and concluded that the project, with the incorporation of the mitigation measures contained in the Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting Program (“Mitigated Monitoring and Report Program” or “MMRP”) identified in Section 4.0 of the MND, would not have a significant adverse effect on the environment; and

WHEREAS, the Initial Study examined all of the environmental issues associated with the project and concluded that, with the incorporation of identified mitigation measures, the project would not have a significant effect on the environment. A Notice of Intent to Adopt a Mitigated Negative Declaration, along with the Mitigation Monitoring and Reporting Program identified in Section 4.0, was prepared and circulated for review beginning on November 30, 2018; and

WHEREAS, the Applicant has agreed and the project has been conditioned to incorporate into the project all applicable mitigation measures identified in the MND and MMRP, to reduce environmental impacts to less than a significant level; and

WHEREAS, the Planning Commission, after giving all public notices required by State law and the San Leandro Zoning Code, held a duly noticed public hearing on December 20, 2018, on the subject proposal; and

WHEREAS, at such public hearing the Planning Commission considered all oral testimony and written comments received during the public review process, the testimony and information received at the public hearing, the oral report from City staff, the written report from City staff, exhibits presented, pertinent plans and documents, the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, the application of all mitigating measures, and other materials and information contained in the record of proceedings relating to the project, which are maintained at the City of San Leandro Community Development Department (collectively, “Environmental Information”); and

WHEREAS, on December 20, 2018, the Planning Commission, after consideration of the Environmental Information and all other pertinent plans, documents and testimony, declared their intent to recommend that the City Council adopt the MND and the MMRP.

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:

1. A Mitigated Negative Declaration with Mitigation Monitoring and Reporting Program is the appropriate environmental document for this project.
2. The environmental documents for the project have been prepared, published, circulated, and reviewed in accordance with CEQA.
3. The Planning Commission has reviewed, considered, and evaluated all of the Environmental Information and all other pertinent plans, documents and testimony.
4. The Initial Study and Mitigated Negative Declaration with Mitigation Monitoring and Reporting Program reflect the independent judgment and analysis of the City of San Leandro as the lead agency for the project.
5. The mitigation measures described in the Initial Study and Mitigated Negative Declaration are within the jurisdiction of the City of San Leandro to adopt, and will in fact be implemented by the applicant.
6. There is no substantial evidence in light of the whole record before the Planning Commission, that the project, with the incorporation of the Mitigation Monitoring and Reporting Program, would have a significant effect on the environment.
7. The Planning Commission hereby finds and determines that there is no substantial evidence in light of the whole record before the Planning Commission, that the project, with the incorporation of the Mitigation Monitoring and Reporting Program, would have a significant effect on the environment.
8. All feasible mitigation measures for the project identified in the Mitigation Monitoring

and Reporting Program and accompanying studies are hereby incorporated into this resolution.

9. The Planning Commission of the City of San Leandro does hereby recommend that the City Council adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program ("Exhibit A"), based on the foregoing findings.

PASSED AND ADOPTED this day of December 20, 2018, by the following vote: