



Legislation Text

File #: 19-244, **Version:** 1

RESOLUTION No. 2019-004 of the Board of Zoning Adjustments of the City of San Leandro, approving a Conditional Use Permit for PLN18-0101 at 2974 Teagarden St.

WHEREAS, Iwen Chang (“Property Owner”) submitted an application for Conditional Use for a proposed ±5,330 square-foot Cannabis Testing Laboratory within an existing industrial building at 2974 Teagarden Street, zoned IG (Industrial General). (PLN18-0101) (“Project”); and

WHEREAS, 2974 Teagarden St. (“Property”) The subject site consists of a ±5,330 square-foot tenant space within a 4-building cluster accommodating 23 total tenants. The ±5,330 square-foot unit is in the northeast corner of building #2.; and

WHEREAS, the Property is zoned (IG) Industrial General and has a General Plan designation of General Industrial area (IG); and

WHEREAS, Conditional Use Permit is required to establish a Cannabis Testing Laboratory within an existing ±5,330 square-foot structure at 2974 Teagarden Street. Per San Leandro Zoning Code Sections 2-706.B.16 and 4-1640, the applicant is required to secure approval of a Conditional Use Permit prior to establishment of a Cannabis Testing Laboratory in the IG Industrial General District; and

WHEREAS, the Project is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines, Article 19, Section 15301(a) for Existing Facilities that involves minor alterations and negligible expansion of use; and

WHEREAS, the Board of Zoning Adjustments held a duly noticed public hearing regarding the proposed Project on May 2, 2019, at which time all interested parties had the opportunity to be heard; and

WHEREAS, the Board of Zoning Adjustments fully considered the Project application and entitlements, applicant’s statements, staff report, finds of fact, conditions of approval, public comments, and all other testimony and evidence presented at the public hearing; and

WHEREAS, the Board of Zoning Adjustments finds that the staff report, Categorical Exemption from CEQA, and standards for approval reflects the City’s independent judgement and analysis of the Project; and

WHEREAS, the Board of Zoning Adjustments finds that the proposed Project does 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 to 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 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 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 2-699 and 5-2212 of the City of San Leandro Zoning Code to approve the requested Conditional Use Permit for a Cannabis Testing Laboratory at 2974 Teagarden 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. Based on the findings and determinations, the Board of Zoning Adjustments of the City of San Leandro does hereby approve Conditional Use Permit for PLN18-0101 allowing for a Cannabis Testing Laboratory at 2974 Teagarden St. subject to the Conditions of Approval, as further set forth in "Exhibit B" attached hereto and incorporated herein by this reference.