



City of San Leandro

Civic Center
835 East 14th Street
San Leandro, California

Legislation Text

File #: 19-543, Version: 1

RESOLUTION of the City of San Leandro City Council, approving a Tentative Tract Map for Condominium Purposes for a 20-unit townhome development on a site comprised of five parcels on 0.97 acres located at 311 MacArthur Boulevard (PLN17-0034).

WHEREAS, on May 31, 2017, David Langon ("Applicant") submitted an application for a Zoning Amendment, Planned Development, Tentative Map, and Site Plan Review to construct a 20 unit, three-story residential townhome condominium development with 20 garage spaces and five guest spaces at 311 MacArthur Boulevard (PLN17-0034) ("Project"); and

WHEREAS, 311 MacArthur Boulevard ("Property") consists of one two-story social services building located on a site comprised of five parcels on 0.97 acres within the City's Broadmoor neighborhood; and

WHEREAS, in accordance with the San Leandro Municipal Code Chapter 7-1, the applicant is concurrently requesting approval of Tentative Tract Map 8422 to merge five parcels and subdivide into 20 townhome condominium units; and

WHEREAS, a Consistency Memorandum was prepared in accordance with CEQA Guidelines, California Code of Regulations Section 15183, with the finding that the Proposed Project is consistent with a Community Plan or Zoning, that there are no project-specific significant effects which are peculiar to the project or its site, and therefore no additional environmental review is required; and

WHEREAS, during the public hearing on September 5, 2019, the Planning Commission recommended City Council approval, finding that the proposed Project did satisfy the requisite findings of fact necessary for approval of the Zoning Amendment, Planned Development, and Site Plan Review to construct the development by a 6-0 decision, as further explained in the staff report and the findings of fact associated with Resolution 2019-009, attached hereto and incorporated herein by this reference; and

WHEREAS, the City Council held a duly noticed public hearing regarding the proposed Project on October 21, 2019, at which time all interested parties had the opportunity to be heard; and

WHEREAS, the City Council fully considered the Project application, the Planning Commission recommendation, 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, the City Council finds that the staff report, Consistency Memorandum with CEQA Guidelines, and standards for approval reflects the City's independent judgement and analysis of the Project; and

WHEREAS, the City Council finds that the proposed Tentative Tract Map for the Project, subject to the Recommended Conditions of Approval, does satisfy the requisite findings of fact necessary for City Council approval as further explained in the staff report and the findings of fact, as identified in "Exhibit A", attached hereto and incorporated herein by this reference; and

WHEREAS, the City's General Plan, North Area Specific Plan, MacArthur Streetscape 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 THE CITY OF SAN LEANDRO CITY COUNCIL RESOLVES THAT:

The forgoing recitals are true and correct and made part of this resolution.

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

1. In accordance with Chapter 7-1 of the City of San Leandro Municipal Code, the City Council of the City of San Leandro does hereby make the necessary findings and determinations, identified as "Exhibit A" attached hereto and incorporated herein by this reference, to approve Tentative Tract Map 8422 for condominium purposes, identified as "Exhibit B" attached hereto and incorporated herein by this reference, establishing a subdivision for 20 residential townhome units and five surface guest parking spaces at 311 MacArthur Boulevard.