



Legislation Text

File #: 20-355, Version: 1

RESOLUTION of the City of San Leandro City Council approving a General Plan Map Amendment for 903 Manor Boulevard, the subject property, from CN Neighborhood Commercial to CG General Commercial. Alameda County Assessor's Parcel Number 080H-1541-036-00 (PLN19-0037).

WHEREAS, ERC SC, LLC ("Applicant") submitted an application for a General Plan Map Amendment, Zoning Map Amendment, Planned Development, Site Plan Review, and Tentative Map to construct a 39-unit, three-story residential townhome condominium development at 903 Manor Boulevard (PLN19-0037) ("Project"); and

WHEREAS, 903 Manor Boulevard ("Property") consists of a one-story bowling alley building to be demolished, located on a site comprised of one parcel and approximately 2.3 acres in size; and

WHEREAS, the Property has a General Plan land use designation of CN Neighborhood Commercial and is currently zoned CC Commercial Community; and

WHEREAS, the Applicant is requesting approval of a General Plan Map Amendment to change the General Plan land use designation for the Project site from CN Neighborhood Commercial to CG General Commercial to align the General Plan land use designation and be consistent with the corresponding CC Zoning Code designation, as identified in "Exhibit A"; and

WHEREAS, the proposed General Plan Map Amendment is consistent with the overall goals, objectives, and policies of the General Plan and that the proposed General Plan Map Amendment will not cause the General Plan to become internally inconsistent; 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 - Mitigated Negative Declaration (collectively, "Initial Study - Mitigated Negative Declaration" or "IS-MND"), dated March 2020, was prepared for the project by Rincon Consultants, Inc. (Rincon) on behalf of the City. The Initial Study determined that, although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because of the incorporated mitigation measures and revisions in the project that have been made by or agreed to by the project proponent and a Mitigated Negative Declaration was prepared and circulated for public and agency review and comment; and

WHEREAS, on July 2, 2020, the Planning Commission, after consideration of all pertinent plans, documents, and testimony, recommended to the City Council by a 6-1 decision approval and adoption of the Initial Study - Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and the proposed Project; and

WHEREAS, the City Council held a duly noticed public hearing regarding the proposed Project

on September 8, 2020, at which time all interested parties had the opportunity to be heard; and

WHEREAS, the City Council fully considered the General Plan Map Amendment, Project application, Initial Study - Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, entitlements, 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 and standards for approval reflects the City's independent judgement and analysis of the Project; and

WHEREAS, the Council finds that the proposed General Plan Map Amendment for the Project, subject to the Project's Recommended Conditions of Approval, does satisfy the requisite findings of fact necessary for approval as further explained in the staff report and the recommended findings of fact and determinations associated with the Project; and

WHEREAS, the City's General Plan, Zoning Code, and Municipal Code are incorporated herein by reference, and are available for review 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 of San Leandro City Council hereby makes the following findings and determinations and that this resolution shall become effective immediately upon its passage:

1. The City of San Leandro City Council hereby adopts this Resolution to approve the General Plan Map Amendment of 903 Manor Boulevard from CN Neighborhood Commercial to CG General Commercial, as identified in "Exhibit A", attached hereto and incorporated herein by reference.