



## Legislation Text

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File #: 20-358, Version: 1

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**RESOLUTION** of the City of San Leandro City Council approving a Vesting Tentative Tract Map for Condominium Purposes for a 39-Unit condominium with seven lettered lots on a 2.3 acre parcel located at 903 Manor Boulevard (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**, in accord with the San Leandro Municipal Code Chapter 7-1, the Applicant is concurrently requesting approval of Vesting Tentative Tract Map 8519 to subdivide the parcel into 7 lettered lots and 39 residential condominium units, as identified in “Exhibit B”, attached hereto and incorporated herein by this reference; 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 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**, the proposed Vesting Tentative Map for Condominium Purposes was evaluated by the City Engineer and the Secretary of the Planning Commission and found to be in compliance with the requirements of the San Leandro Municipal Code, the San Leandro Zoning Code, and the California Subdivision Map Act, and was subsequently scheduled for recommendation of the same before the Planning Commission in their capacity as the designated Advisory Agency under the Subdivision Ordinance; 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 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 Vesting Tentative Tract Map 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 this Resolution, as identified in "Exhibit A", attached hereto and incorporated herein by this reference; 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 makes the following findings and determinations:

1. In accordance with Chapter 7-1 of the City of San Leandro Municipal Code, the City of San Leandro City Council hereby makes the necessary findings of fact and determinations, identified as "Exhibit A" attached hereto and incorporated herein by this reference, to approve Vesting Tentative Tract Map 8519 for Condominium Purposes, identified as "Exhibit B" attached hereto and incorporated herein by this reference, to subdivide the parcel at 903 Manor Boulevard into 7 lots and 39 residential condominium units.