



Legislation Text

File #: 21-690, Version: 1

RESOLUTION No. 2021-013 of the Board of Zoning Adjustments of the City of San Leandro, approving a Major View Preservation / Residential Site Plan Review for a Height Exception at 1833 Hillview Drive.

WHEREAS, Glenn R. Brown (“Applicant”) submitted an application for approval of a Major View Preservation / Residential Site Plan Review for a Height Exception to build a second-story addition at 23 feet, 11 inches at 1833 Hillview Drive, instead of the 18-foot maximum height allowed in the RS-VP (Single-Family Residential View Preservation) zoning district (PLN21-0019) (“Project”); and

WHEREAS, 1833 Hillview Drive (“Property”), the subject site, consists of an approximately 1,894 square-foot one-story single-family house, an attached two-car garage, and appurtenant landscaping, on an approximately 10,614 square-foot lot; and

WHEREAS, the Property is zoned RS-VP (Single-Family Residential View Preservation) and has a General Plan designation of RL (Low Density Residential); and

WHEREAS, approval of a Major View Preservation / Residential Site Plan Review for a Height Exception is required to exceed the 18-foot maximum allowable height of structures in the RS-VP zoning district; and

WHEREAS, the Project is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines, Article 19, Section 15301(e) for minor additions that will not result in an increase of more than 50% of the existing floor area; and

WHEREAS, the Board of Zoning Adjustments held a duly noticed public hearing regarding the proposed Project on December 2, 2021, 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, findings 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 Sections 2.04.412(C)(2)(a) and 2.04.412(D)(6)(a-e) of the City of San Leandro Zoning Code to approve the requested Major View Preservation / Residential Site Plan Review for a Height Exception to build a second-story addition at 23 feet, 11 inches at 1833 Hillview Drive (PLN21-0019), 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 a Major View Preservation / Residential Site Plan Review for a Height Exception to build a second-story addition at 23 feet, 11 inches at 1833 Hillview Drive (PLN21-0019), subject to the Conditions of Approval, as further set forth in "Exhibit B" attached hereto and incorporated herein by this reference.