

## City of San Leandro

Civic Center, 835 E. 14th Street  
San Leandro, California 94577  
[www.sanleandro.org](http://www.sanleandro.org)



### NOTICE OF AVAILABILITY AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION & HEARING NOTICE FOR PLN21-0031, A NEW WAREHOUSE PROJECT AT 14143-14273 WASHINGTON AVENUE, SAN LEANDRO, CALIFORNIA 94577

#### Proposed Project

**Project Description:** PLN21-0031 -The project is a speculative development construction of a one-story, 52,269 square-foot warehouse structure with related site improvements. The warehouse would have 15 truck bays and up to 5,000 square feet of office space. The applicant, Richard Poolis, has applied for Site Plan Review, Conditional Use Permit, and Zoning Map Amendment. As part of the project, the site's zoning designation would be amended from CC (AU), Commercial Community, Assembly Use Overlay, to IG, Industrial General. The existing lots would also be merged into one parcel.

**Project Location:** The project site is located at 14143-14273 Washington Avenue, San Leandro, in Alameda County. The site is on the west side of Washington Avenue, south of its intersection with 139<sup>th</sup> Avenue and north of its intersection with 143<sup>rd</sup> Avenue (APN: 77B-1222-3-3, -4-3, -5-3, 6-15, -6-17, -6-18).

#### Notice of Availability and Intent to Adopt a Mitigated Negative Declaration

**Notice is Hereby given** that the City of San Leandro is considering a recommendation that the project herein identified will have no significant environmental impacts in compliance with Section 15070 of the CEQA Guidelines. A copy of the proposed Mitigated Negative Declaration and Initial Study is on file in the San Leandro Community Development Department, 835 East 14<sup>th</sup> Street, San Leandro, California 95477. It is also available on the City's Website at City of San Leandro, Community Development Department, Planning Services, CEQA Documents & Project Studies: <https://www.sanleandro.org/335/CEQA-Documents-Project-Studies>

**Hazardous Waste and Substances:** A review of the online Cortese List of Hazardous Waste and Substances Sites determined that the project site is not listed as a hazardous waste and substances site.

**Review Period:** The 20-day review period is from October 6, 2023, to October 27, 2023. Comments on the proposed Mitigated Negative Declaration should be provided in writing to the San Leandro Community Development Department, 835 East 14<sup>th</sup> Street, San Leandro, California 94577 or email to [bnguyen@sanleandro.org](mailto:bnguyen@sanleandro.org) by October 27, 2023, at 5:00 p.m.

#### Hearing Notice

**Notice is also Given** that a public hearing to consider the proposed project, PLN21-0031, and the associated Mitigated Negative Declaration will be held before the Planning Commission/Board of Zoning Adjustments (PC/BZA) of the City of San Leandro in the City Council Chambers of City Hall, 835 East 14<sup>th</sup> Street, San Leandro, California, on Thursday, November 2, 2023, at 7:00 p.m.

**City Contact:** For further information concerning this project, please contact the Project Planner, Binh Nguyen at (510) 577-3314 or [bnguyen@sanleandro.org](mailto:bnguyen@sanleandro.org).

Written comments about the project may be submitted to the project planner by 12 p.m., Thursday, November 2, 2023, or verbal comments may be provided at the hearing.

The PC/BZA packet, with the staff report, will be available the Friday before the hearing at <https://sanleandro.legistar.com/Calendar.aspx> Members of the public may attend the meeting in-person at 835 E. 14th Street, Council Chambers. Public comments may be made during the in-person meeting.

Any person in need of any type of special equipment, assistance or accommodation(s) in order to communicate at a City meeting must inform the Community Development Department a minimum of 72 hours prior to the scheduled meeting.