



# City of San Leandro

Civic Center  
835 East 14th Street  
San Leandro, California

## Draft Minutes

### Planning Commission and Board of Zoning Adjustments

*Chair Rick Solis, District 3*  
*Vice Chair Jeff Falero, District 2*  
*Dylan Boldt, District 6*  
*Tony Breslin, District 1*  
*Catherine Vierra Houston, District 4*  
*Kenneth Pon, At Large (1)*  
*Michael Santos, District 5*

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Thursday, June 6, 2019

7:00 PM

City Council Chambers

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#### 1. ROLL CALL

Present: 5 - Chair Solis; Vice Chair Falero; Commissioners Boldt, Vierra Houston, Santos  
Absent: 2 - Commissioners Breslin, Pon

#### 2. PUBLIC COMMENTS

None.

#### 3. MINUTES

##### 3.A. [19-329](#) Draft Minutes of the Meeting of May 2, 2019

Attachments: [5-2-19 PC Minutes Draft](#)

A motion was made by Commissioner Vierra Houston, seconded by Commissioner Boldt, that the May 2, 2019 Meeting Minutes be Received and Filed.

The motion carried by the following vote:

Ayes: 5 - Chair Solis; Vice Chair Falero; Commissioners Boldt, Vierra Houston, Santos  
Absent: 2 - Commissioners Breslin, Pon

#### 4. CORRESPONDENCE

Secretary Mogensen stated that three public comments were received after the agenda packets went out, for hearing item 6B, PLN19-0017, consideration of a fence modification at 4021 Monterey Blvd.  
A request from the applicant to continue this item to the next hearing date of August 1, 2019 was also received.

#### 5. ORAL COMMUNICATIONS

None.

## 6. PUBLIC HEARINGS

Chair Solis requested to move item 6.B. ahead of item 6.A. and recused himself from the meeting, due to the fact that he has a conflict of interest in the project, because he owns property in the vicinity.

### 6.B. [19-295](#)

PLN19-0017; Consideration of a Fence Modification to allow for a ±6-foot-tall redwood fence to encroach approximately 4-feet-6 inches into a required side yard to allow for an expanded enclosed side yard at 4021 Monterey Blvd. The subject property is zoned RS (Residential Single-Family) and is located on the northwest corner of Monterey Blvd. and Crespi Drive. The parcel is approximately 6,279 square feet in area and developed with a 1,505 square-foot, two story residence. Alameda County Assessor's Parcel Numbers 077-B1125-020-00 (4021 Monterey Blvd.) Nolan P. Quinabo & Victor Aguilar Jr. (applicants & property owners).

**Attachments:**    [Attachment A PLN19-0017 Applicant Statement and Drawings](#)  
[Attachment B](#)  
[Attachment C](#)

Allan Calder, Contract Planner from Rincon Consultants, Inc. presented and answered clarifying questions. Vice Chair Falero acted as the Chair.

Applicants Victor Aguilar and Nolan Quinabo presented and answered clarifying questions.

Acting Chair Falero opened and closed the Public Hearing.

The following people spoke: Mochelle Ferretta.

Commissioner Santos made a motion to deny the variance. This motion died since there was no second.

Commissioner Boldt made a motion to approve the staff recommendation into a motion, seconded by Acting Chair Falero.

The motion failed by the following vote:

**Ayes: 2 - Acting Chair Falero; Commissioner Boldt**  
**Nays: 1 - Commissioner Santos**  
**Abstention: 1 - Commissioner Vierra Houston**  
**Absent: 2 - Commissioners Breslin, Pon**

Commissioner Vierra Houston made a motion to move the item to the next meeting on Thursday, August 1, 2019.

Acting Chair Falero made a suggestion to move the item to the September 5th or the October 3rd meeting.

Commissioner Santos made a motion to move the item to the City Council to decide. Acting Chair Falero seconded. Kris Kokotaylo, City Legal Counsel, told the Commission that this was not a permissible action. Secretary Mogensen said that the only way this could happen, is, an appeal by the applicant.

Commissioner Vierra Houston withdrew her previous motion, to move the item to the August 1, 2019 meeting.

Commissioner Santos made a motion to approve the fence modification as recommended by staff. Acting Chair Falero seconded.

The motion failed by the following vote:

Ayes: 1 - Commissioner Boldt  
Nays: 2 - Acting Chair Falero; Commissioner Santos  
Abstention: 1 - Commissioner Vierra Houston  
Absent: 2 - Commissioners Breslin, Pon

Acting Chair Falero made a motion to continue the item to the next meeting on August 1, 2019. Commissioner Vierra Houston seconded.

The motion failed by the following vote:

Ayes: 3 - Acting Chair Falero; Commissioners Vierra Houston, Boldt  
Abstention: 1 - Commissioner Santos  
Absent: 2 - Commissioners Breslin, Pon

Commissioner Boldt made a motion to approve staff recommendation. Acting Chair Falero seconded.

The motion failed by the following vote:

Ayes: 2 - Acting Chair Falero; Commissioner Boldt  
Nays: 1 - Commissioner Santos  
Abstention: 1 - Commissioner Vierra Houston  
Absent: 2 - Commissioners Breslin, Pon

Acting Chair Falero exercised the option to move the meeting to Item 6.A., PLN 18-0045.

[19-296](#)

RESOLUTION No. 2019-007 of the Board of Zoning Adjustments of the City of San Leandro, approving a Fence Modification for PLN19-0017 at 4021 Monterey Blvd.

Attachments: [Exhibit A Recommended Conditions of Approval](#)

6.A. [19-305](#)

PLN18-0045; Consideration of a Site Plan Review and a Parking Exception and a recommendation to the City Council for a Tentative Tract Map for condominium purposes, to construct a new mixed-use development comprising 26-residential units, ground floor commercial space and parking, zoned DA-1 (Downtown Area 1). Per the

Inclusionary Housing Requirement - Section 6-3006, the development will include 4 units of affordable housing. Residential mixed-use development is a permitted use on the subject property. Alameda County Assessor's Parcel Numbers 075-0005-012-00 (268 Parrott St) & 075-0005-011-01 (1595 Washington Ave.); David Langon (applicant) and David Langon Construction (property owner).

**Attachments:**    [Vicinity Map](#)  
[Parking Exception Letter 4.30.19](#)  
[Inclusionary Housing Plan](#)  
[Attachments A-E](#)  
[Attachments F-J](#)  
[Attachments K-O](#)  
[Attachments P-T](#)  
[Attachments U-Y](#)  
[Attachments Z-DD](#)  
[Attachments EE-II](#)  
[Attachments JJ-NN](#)  
[Attachments OO-RR](#)

Allan Calder, Contract Planner from Rincon Consultants, Inc. presented and answered clarifying questions.

A public comment was received today from a neighbor, Pat Wood at 274 Parrott Street, via phone and e-mail, regarding vegetation, parking and access to the property.

Applicant, David Langon, David Langon Construction, presented and answered clarifying questions.

Chair Solis opened and closed the Public Hearing.

A motion was made by Vice Chair Falero, seconded by Commissioner Boldt, to approve the matter of PLN18-0045.

The motion passed by the following vote:

**Ayes: 5 - Chair Solis; Vice Chair Falero; Commissioners Boldt, Vierra Houston, Santos**

**Absent: 2 - Commissioners Breslin, Pon**

[19-306](#)

RESOLUTION No. 2019-005 of the Board of Zoning Adjustments of the City of San Leandro, approving a Site Plan Review and Parking Exception (PLN18-0045) for a ±44,789 square foot mixed-use development with 26 residential units located at 269 Parrott St.

**Attachments:**    [Exhibit A BZA Findings of Fact](#)  
[Exhibit B BZA Recommended Conditions of Approval](#)

[19-322](#)

RESOLUTION No. 2019-006 of the Planning Commission of the City of San Leandro, recommending City Council approval of a Tentative Tract Map for Condominium Purposes (PLN18-0045) for a ±44,789 square foot mixed-use development with 26 residential units and commercial space located at 269 Parrott St.

**Attachments:**    [Exhibit A PC Findings of Fact](#)  
[Exhibit B PC Tentative Tract Map 8476](#)  
[Exhibit C PC Recommended Conditions of Approval](#)

A motion was made by Commissioner Vierra Houston, seconded by Commissioner Santos, to approve Resolution No. 2019-0006

The motion passed by the following vote:

Ayes: 5 - Chair Solis; Vice Chair Falero; Commissioners Boldt, Vierra Houston, Santos

Absent: 2 - Commissioners Breslin, Pon

## 7. MISCELLANEOUS

None.

## 8. MEMBERS' COMMENTS

Commissioner Vierra Houston stated that she attended former Planning Manager, Sally Barros' retirement party at the City. She congratulated the City on a very successful Cherry Festival again this year. She mentioned that it was a celebratory day today, because of the D-Day commemoration.

Commissioner Falero stated that he attended the Ora Loma Waste Water District's Board Meeting.

## 9. STAFF UPDATES/PROJECT STATUS REPORT

Secretary Mogensen congratulated the Board on their first meeting acting as the Planning Commission.

He stated that there will be no regularly scheduled meeting on Thursday, July 4, due the Independence holiday.

He stated that there will be a Zoning Code re-chaptering on the scheduled August 1, meeting.

He stated that the City now has funding to conduct training for Commissioners outside of City Hall.

## 10. ADJOURN

The meeting was adjourned at 9:24 pm, motioned by Commissioner Santos, seconded by Commissioner Vierra Houston.