



City of San Leandro

Civic Center
835 East 14th Street
San Leandro, California

Minutes Board of Zoning Adjustments

Chair Earl Crawford, District 2
Vice Chair Catherine Vierra Houston, District 4
Marguerite Mazzitti, District 1
René Mendieta, District 6
Janet Palma, At Large (6)
Michael Santos, District 5
Rick Solis, District 3

Thursday, August 6, 2015

7:00 PM

City Council Chambers

1. **ROLL CALL**

2. **PUBLIC COMMENTS**

None.

3. **MINUTES**

3.A. [15-457](#) Draft Minutes of the Meeting of July 9, 2015

Attachments: [07-09-15 BZA Draft Minutes](#)

A motion was made by Member Mendieta, seconded by Member Solis, that the Minutes be Received and Filed. The motion carried by the following vote.

4. **CORRESPONDENCE**

None

5. **ORAL COMMUNICATIONS**

None.

6. **PUBLIC HEARINGS**

6.A. [15-456](#) PLN15-0011; Conditional Use Permit; to allow for a State Licensed Day Care Center for up to 22 children within an existing portable building at St. Felicitas Catholic School, 1650 Manor Boulevard. Day Care Centers are a conditionally permitted use on the subject property which is in the RS Residential Single-Family District. Alameda County Assessor's Parcel Number 80G-1395-2-9; St. Felicitas Catholic School (applicant); Oakland Diocese Schools (property owner).

1. Adoption of Exemption under Article 19, Section 15301 (a) of the California Environmental Quality Act.

2. Adoption of Findings of Fact for Approval of PLN15-0011.
3. Approval of Conditional Use Permit PLN15-0011, subject to conditions.

Attachments: [Vicinity Map](#)
[Aerial Photo of 1650 Manor Boulevard and Vicinity](#)
[Applicant's Supporting Statement](#)
[Recommended Findings of Fact](#)
[Recommended Conditions of Approval](#)
[Exhibit A - Site Key Plan](#)
[Exhibit B - Floor Plan Interior Elevations](#)

Planner Anjana Mepani presented the case to the Board. The hearing was opened to the public. Comments were made by the following individual: Aledra Aguirre.

There being no further public comments, and without objection, the Public Hearing was closed (Mendieta/Mazzitti: 5 Aye, 0 No, 2 excused).

A motion was made by Member Palma, seconded by Member Mazzitti, to approve the following:

1. Adoption of Exemption under Article 19, Section 15301 (a) of the California Environmental Quality Act.
2. Adoption of Findings of Fact for Approval of PLN15-0011.
3. Approval of Conditional Use Permit PLN15-0011, subject to conditions.

The motion carried by the following vote.

7. MISCELLANEOUS

7.A. [15-462](#)

Consideration of Amendments to the City of San Leandro Zoning Code related to Residential, Commercial and Industrial Uses; Brewpubs; Consignment Stores; Day Care Facilities; Parking; Wireless Telecommunications Facilities; Supportive and Transitional Housing; Warehouse/Storage Facilities; and General Text Updates.

Attachments: [Proposed Amended Article 3 Definitions \(excerpts only\)](#)
[Proposed Amended Article 5 Resid Districts \(excerpts only\)](#)
[Proposed Amended Article 6 Comm & Prof Districts \(excerpts only\)](#)
[Proposed Amended Article 7 Industr Districts \(excerpts only\)](#)
[Proposed Amended Article 8 Open Sp District \(excerpts only\)](#)
[Proposed Amended Article 16 Developmt Regs](#)
[Proposed Amended Article 17 Parking \(excerpts only\)](#)

Planning consultant Maryann Miller Novak presented to the Board. The Board's primary concerns were related to adding language limiting customers

visiting Home Occupations. An additional concern was raised regarding the proposed change in Article 17 to clarify that the term “adjacent to BART” means “within ¼ mile,” although this language is consistent with the Downtown TOD Strategy. The Board also expressed its concern over the terms “a limited amount of beer” in the existing Brewpub definition and objected to the term “upscale” in the new Consignment definition.

8. MEMBERS' COMMENTS

Board Member Palma noted the 2016 National APA Conference will be held in Phoenix, Arizona from April 2-5.

9. STAFF UPDATES/PROJECT STATUS REPORT

None.

10. ADJOURN

The meeting adjourned at 8 pm.

Solis/Mendieta: 5 Aye, 2 Excused