



City of San Leandro

Civic Center
835 East 14th Street
San Leandro, California

Meeting Agenda Board of Zoning Adjustments

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

Thursday, November 3, 2016

7:00 PM

City Council Chambers

1. ROLL CALL

2. PUBLIC COMMENTS

Public Comments are limited to 3 minutes per person. The public is invited to make any comments related to Agenda items that are NOT listed under Public Hearings or other items of public interest at this time. If you wish to comment on an item listed under the Public Hearings portion of the agenda, you will have an opportunity to do so when the item is heard.

3. MINUTES

3.A. [16-533](#) Draft Minutes 9/01/2016

4. CORRESPONDENCE

5. ORAL COMMUNICATIONS

6. PUBLIC HEARINGS

Decisions of the Board of Zoning Adjustments under Public Hearings may be appealed to the City Council by filing a form to the City Clerk within 15 days of the date of the action. The form shall specifically state the reason for the appeal. An appeal fee is required.

6.A. [16-518](#) Appeal of an Administrative Determination by the Zoning Enforcement Official (ZEO) where the ZEO determined that electric fences are not a permitted use under the San Leandro Zoning Code. The applicant had applied for and was denied a building permit to construct an electric fence on property located at 2371 Polvorosa Avenue zoned Industrial General (IG). Michael Pate, Electric Guard Dog LLC., 121 Executive Center Drive Suite 230, Columbia, SC. (Appellant) and LBA CPT Industrial Co. V LLC. (Property Owner).

6.B. [16-515](#) PLN16-0030; Modification of an existing Conditional Use Permit (CU-84-5) and Site Plan Review to construct and expand an already

operating 24-hour self-service gas station and convenience store that includes a State of California Alcohol Beverage Control (ABC) License Type 20 for sale of beer and wine for off-site consumption at 712 Lewelling Boulevard (southwest corner of Lewelling Boulevard and Washington Avenue); the new construction includes pump island layout, overhead canopy, convenience store building and site landscaping; CC Community Commercial District; Alameda County Assessor's Parcel Number 80G-1114-6-2; H. Alam, Faizan Corporation (applicant and property owner).

1. Adoption of the finding that this project is categorically exempt under CEQA Guidelines, Article 19, Section 15303, as new construction of small structures;
2. Adoption of the attached Recommended Findings of Fact for Conditional Use Permit, PLN16-0030; and
3. Approval of Conditional Use Permit, PLN16-0030, subject to the Recommended Conditions of Approval.

- 6.C.** [16-593](#) PLN16-0053; Conditional Use Permit to allow reuse of a parking lot for a vehicle storage yard for a park and ride lot (commuter lot) on 140,000 square feet of the subject property at 1700 Doolittle Drive; Alameda County Assessor's Parcel Number 79A-385-2-6; J. Noori, Nterra Group (applicant) and B. G. Gordon, W.P Carey, Inc. (property owner); IG Industrial General District.

7. MISCELLANEOUS

- 7.A.** [16-598](#) Bay Fair Transit-Oriented Development (TOD) Plan Overview

7.B. General Plan and Zoning Code Adoption Update

7.C. Site Development Sub-Committee Appointment of One Board Member

7.D. Board Attendance Policy Update

8. MEMBERS' COMMENTS

9. STAFF UPDATES/PROJECT STATUS REPORT

10. ADJOURN

Upon recognition by the Board of Zoning Adjustments, the public is invited to speak on any item on the agenda.

If special accommodations are required for the disabled, please call the Planning Division at 577-3415 or TDD 577-3343.