



# City of San Leandro

Civic Center  
835 East 14th Street  
San Leandro, California

## Meeting Agenda

### 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, August 1, 2019

7:00 PM

City Council Chambers

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**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.** [19-405](#) Draft Minutes of the Meeting of June 6, 2019

**4. CORRESPONDENCE**

**5. ORAL COMMUNICATIONS**

**6. PUBLIC HEARINGS**

*Public Hearing items may be heard as either the Planning Commission or the Board of Zoning Adjustments. Applications that are recommended for approval by the Planning Commission will be forwarded to the City Council for final action. Actions by the Board of Zoning Adjustments are final unless appealed. If the Planning Commission or the Board of Zoning Adjustments DENIES an application, the decision is final unless an appeal form is filed with 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.** [19-435](#) 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).

- 6.B. [19-436](#) 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.
- 6.C. [19-420](#) PLN18-0091; Consideration of Major Site Plan Review to allow for the remodel of the existing residence with a garage addition and construction of a new two-story duplex for a total livable area of 7,244 square feet at 2540 West Avenue 133rd. Per Zoning Code Section 2-580, Major Site Plan Review applies as the cumulative square footage for all units exceeds 6,000 square feet of livable area. Zoning District: RO Residential Outer District; Alameda County Assessor's Parcel Number 079A-0586-015-01; Kenneth T. Ngai (applicant/property owner).
- 6.D. [19-421](#) RESOLUTION No. 2019-008 of the Board of Zoning Adjustments of the City of San Leandro, approving Major Site Plan Review for PLN18-0091 at 2540 West Avenue 133rd.

7. **MISCELLANEOUS**

8. **MEMBERS' COMMENTS**

9. **STAFF UPDATES/PROJECT STATUS REPORT**

10. **ADJOURN**

*Upon recognition by the Planning Commission and 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.*