



# City of San Leandro

Civic Center  
835 East 14th Street  
San Leandro, California

## Minutes

### Planning Commission and Board of Zoning Adjustments

*Chair Dylan Boldt, District 6*  
*Vice Chair Kenneth Pon, At Large (1)*  
*Tony Breslin, District 1*  
*Luis Mendoza, District 2*  
*Michael Santos, District 5*  
*Rick Solis, District 3*  
*Anthony Tejada, District 4*

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Thursday, March 3, 2022

7:00 PM

Access via information below

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The regularly scheduled Planning Commission and Board of Zoning Adjustments public hearing will be conducted via teleconferencing. Members of the public may observe, participate, and provide comments during the hearing remotely, using the instructions below. We ask that all participants follow the same decorum while teleconferencing as during a regular meeting.

This meeting is being held in accordance with the State Emergency Services Act, the Governor's Emergency Declaration related to COVID-19, and AB 361, under which a resolution was approved by the City Council on October 4, 2021 to allow attendance by members of the Planning Commission and Board of Zoning Adjustments by videoconference, or teleconference.

Please be advised that pursuant to the Executive Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, the Council Chambers will not be open for the meeting. Planning Commission Members and Board of Zoning Adjustment Members will be participating telephonically and will not be physically present in the Council Chambers.

If you would like to speak on an agenda item, you can access the meeting remotely:

Join from a PC, Mac, iPad, iPhone, or Android device: Please use this URL:

<https://us02web.zoom.us/j/81436387574>

If you do not wish for your name to appear on the screen, use the drop-down menu and click on "rename" to rename yourself to be anonymous.

Or join by phone:

\*67 1-669-900-6833

Enter Meeting ID: 814 3638 7574#

If you want to comment during the public comment portion of the agenda, press \*9 and you will be selected from the meeting queue.

You can also submit your comments by e-mail to: [planner@sanleandro.org](mailto:planner@sanleandro.org)

To give staff adequate time to print out your comments for consideration at the meeting, please submit your written comments prior to noon on the day of the meeting.

## 1. ROLL CALL

Remote: Chair Boldt; Vice Chair Pon; Commissioners Breslin, Mendoza, Solis

Absent: Commissioners Santos, Tejada

## 2. PUBLIC COMMENTS

The following people made statements during Public Comments:

Bernard Ashcraft  
Matt Chamberlain  
Andrea  
Carl

## 3. MINUTES

### 3.A. Draft Minutes of the Meeting of February 3, 2022

Attachments: [2-3-2022 PC-BZA Minutes draft](#)

A motion was made by Vice Chair Pon, seconded by Commissioner Solis, that the March 3, 2022 Minutes be Received and Filed.

The motion carried by the following vote:

Ayes: 5 - Chair Boldt; Vice Chair Pon; Commissioners Breslin, Mendoza Solis

Absent: Commissioners Santos, Tejada

## 4. CORRESPONDENCE

None.

## 5. ORAL COMMUNICATIONS

None.

## 6. PUBLIC HEARINGS

None.

## 7. MISCELLANEOUS

Shoreline PC Work Session

- 7.A.** Staff Report for a Work Session on the Monarch Bay Shoreline Development Project Entitlements for the future development of approximately 75 acres of the San Leandro Shoreline area (Shoreline) as part of a public-private partnership between the City of San Leandro (City) and Cal Coast Companies LLC, Inc. (Developer), with private improvements proposed to result in up to 491 housing units, a 210-room hotel with attached restaurant, a 15,000 square foot two-story restaurant/banquet facility, a 3,000 square foot market/café, a redesigned nine-hole golf course, and related site improvements; Assessor's Parcel Numbers: 080G 0900 001 08, 080G 0900 004 01, 079A 0475 009 04, 079A 0590 001 05, 079A 0590 001 07, 079A 0590 002 00, 079A 0590 003 00, and 079A 0590 004 00; Monarch Bay LLC (applicant) and City of San Leandro (owner).

**Attachments:**     [Attachment 1 - Shoreline Future Parcel Exhibit](#)  
[Attachment 2 - Hotel, Restaurant, Market Plans](#)  
[Attachment 3 - Multi-Family Plans](#)  
[Attachment 4 - Single-Family and Townhome Plans](#)  
[Attachment 5 - Preliminary Bike and Ped Exhibit](#)  
[Attachment 6 - Preliminary Maintenance Exhibit](#)  
[Attachment 7 - Preliminary Sea Level Rise Exhibit](#)  
[Attachment 8 - General Plan Conformance](#)

Chair Boldt recused himself, as he lives within 1000 feet of this project. Vice Chair Pon presided over the matter.

Principal Planner, Avalon Schultz and Katie Bowman, Economic Development Manager, presented the staff report and answered clarifying questions.

The following people spoke:

John Minot  
Ginny Madsen  
Richard Brennan  
Juan Gonzalez  
Lawrence Abbott  
Andrea  
Carl

John Piersol

Ed Miller, Cal Coast, answered clarifying questions  
Ian Murphy, BDE, answered clarifying questions

**8. MEMBERS' COMMENTS**

None.

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

Secretary Mogensen announced that the Board received an e-mail with the draft-EIR for the 1919 Williams Street project, which has a 30-day review period.

Secretary Mogensen polled the Commission about their availability of two additional meeting dates, Thursday, April 21, 2022 and May 19th, 2022.

Secretary Mogensen made a general announcement about the future in-person Planning Commission/Board of Zoning Adjustments meetings.

Secretary Mogensen reminded the Commissioners of the attendance policy for the Commissioners.

Secretary Mogensen mentioned the upcoming Planning Commission Academy.

**10. ADJOURN**

A motion was made by Vice Chair Pon to adjourn, seconded by Commissioner Breslin.

The meeting was adjourned at 9:28pm.