



City of San Leandro

Civic Center
835 East 14th Street
San Leandro, California

Draft Minutes

Planning Commission and Board of Zoning Adjustments

Chair Litha Zuber, District 1
Vice Chair Anthony Tejada, District 4
Dylan Boldt, District 6
Luis Mendoza, District 2
Robert Rich, District 5
Rick Solis, District 3
Vamsi Tabjulu, At Large

Thursday, January 4, 2024

7:00 PM

City Council Chambers

1. ROLL CALL

6 members present: Chair Zuber, Vice Chair Tejada, Commissioners Boldt, Mendoza, Solis and Tabjulu.
1 member absent: Commissioner Rich.

2. PUBLIC COMMENTS

None

3. MINUTES

3.A. [23-631](#)

Draft Minutes of the Meeting of November 2, 2023

Attachments: [11-2-2023 PC-BZA Minutes draft](#)

A motion was made by Commissioner Boldt, seconded by Commissioner Tejada, that the November 2, 2023 Draft Minutes be approved.

The motion carried by the following vote:

Ayes: 5 – Chair Zuber, Vice Chair Tejada, Commissioners Mendoza, Boldt, and Tabjulu

Nays: 0

Abstain: 1 – Commissioner Solis

Absent: 1 – Commissioner Rich

4. CORRESPONDENCE

None

5. ORAL COMMUNICATIONS

None

6. PUBLIC HEARINGS

6.A. [23-640](#)

Consideration of Text Amendments to the Transportation Element of the General Plan to Replace Level of Service (LOS) with Vehicle Miles Traveled (VMT) as the Criteria to be used for Transportation Analysis under the California Environmental Quality Act (CEQA), in Compliance with Senate Bill (SB) 743 and CEQA Guidelines Section 15064.3

Attachments: [Attachment 1 - Draft Planning Commission Resolution](#)
[Attachment 1 Exhibit A - Amended Transportation Element - Excerpted - Clean Version](#)
[Attachment 2 - Amended Transportation Element - Excerpted - Redlined Version](#)
[Attachment 3 - Administrative VMT Guidelines Memo](#)

Planning Manager, Wayland Li, provided an overview of the item and introduced Nicole Castelino, Senior Engineer for the City of San Leandro and Sam Tabibnia, Transportation Consultant from Fehr and Peers.

Sam Tabibnia presented and answered clarifying questions.

Secretary Schultz, Planning Manager Li and Senior Engineer Castelino answered clarifying questions.

A motion was made by Commissioner Boldt and seconded by Commissioner Solis to adopt a Resolution to recommend the City Council adopt Text Amendments to the Transportation Element of the 2035 General Plan to replace Level of Service (LOS) with Vehicle Miles Traveled (VMT) as the criteria to be used for Transportation Analysis under the California Environmental Quality Act (CEQA) in compliance with Senate Bill (SB) 743 and CEQA Guidelines Section 15064.3 with a minor change to amend Action T-1.3.B to read “access, circulation and congestion”.

The motion carried by the following vote:

Ayes: 6 – Chair Zuber, Vice Chair Tejada, Commissioners Boldt, Mendoza, Solis and Tabjulu

Nays: 0

Absent: 1 – Commissioner Rich

7. MISCELLANEOUS

None

8. MEMBERS' COMMENTS

Commissioner Boldt discussed traffic.

Commissioner Tabjulu discussed email from Planning Manager Li in regards to upzoning in the City of Berkeley.

Commissioner Tejada discussed and requested a spreadsheet with current development projects. He also discussed the bad conditions of roads in District 4 and other Districts.

Senior Engineer Castelino responded to Commissioner Tejada's questions regarding road conditions and recommended that Commissioner Tejada attend a Facilities and Transportation Committee meeting scheduled for February 7th at 4pm.

Commissioner Mendoza discussed empty unfinished retail spaces at bottom of new developments.

Chair Zuber discussed why developers do not typically develop retail space before a tenant is lined up.

9. STAFF UPDATES/PROJECT STATUS REPORT

Secretary Schultz informed the board that the Planning Division is working on the development pipeline table.

Secretary Schultz informed the board that the warehouse project on Washington Avenue that the commissioners recommended to the City Council was unanimously approved.

10. ADJOURN

The meeting was adjourned at 8.09pm.