



# City of San Leandro

Civic Center  
835 East 14th Street  
San Leandro, California

## Minutes

### Planning Commission

*Chair Ed Hernandez, District 2*  
*Vice Chair Jim Hussey, District 5*  
*Denise Abero, District 3*  
*Tony Breslin, District 1*  
*Esther Collier, District 6*  
*Kai Leung, District 4*  
*Kenneth Pon, At Large (1)*

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Thursday, June 16, 2016

7:00 PM

City Council Chambers

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#### 1. ROLL CALL

Chair Hernandez arrived late and replaced Vice Chair Huseey upon arrival.

#### 2. PUBLIC COMMENTS

None.

#### 3. MINUTES

##### 3.A. [16-316](#) Draft Minutes of the Meeting of May 19, 2016

Attachments: [5-19-16 PC Minutes Draft](#)

Commissioner Pon made a motion, seconded by Commissioner Collier, that the Minutes be approved as submitted. The motion passed by a vote of 5 Ayes, 0 No. Chair Hernandez had not yet arrived.

#### 4. CORRESPONDENCE

Secretary Liao noted that there were three written comments on tonight's work session items and he would verbally summarize them during the work session. The comments were from Westlake Urban, Steve Song (President of FH Daily Chevrolet) and Planning Commissioner Tony Breslin, who was unable to attend tonight's meeting. See attached copies of the three written comments.

#### 5. ORAL COMMUNICATIONS

None.

#### 6. WORK SESSION

##### 6.A. [16-321](#) Work Session on the Draft 2035 San Leandro General Plan

Attachments: [Draft General Plan PC 061616](#)

Barry Miller, General Plan Update consultant, made a presentation on the Draft 2035 San Leandro General Plan Update. There were two public comments on the Draft Plan: Danny Colosa (Bike East Bay) and Erin Ouborg (958 San Jose Street). Mr. Colosa made comments related to complete streets and bicycle/pedestrian recommendations. Ms. Ouborg provided comments on the Historic Preservation Element.

**6.B. [16-324](#)**

Work Session to Accept Public Comments on the San Leandro General Plan 2035 Draft Environmental Impact Report (DEIR) (SCH#2001092001)

**Attachments:** [GPU Draft EIR PC 061616](#)

Joanna Jansen from Placeworks, the lead consultant for the 2035 General Plan Update, made a presentation on the Draft Environmental Impact Report (DEIR) for the Draft General Plan. Chair Hernandez opened the meeting to public comments on the DEIR per California Environmental Quality Act (CEQA) requirements. There was one public comment from Ms. Virginia Madsen (13461 Aurora Drive) regarding the inadequacy of the DEIR Geology chapter and the proposed Shoreline development.

**6.C. [16-320](#)**

Work Session to review Proposed Amendments to the City of San Leandro Zoning Code and Zoning Map to bring the underlying zoning on certain properties into conformance with the City of San Leandro General Plan 2035 and general text updates.

**Attachments:** [San Leandro Zoning Code Definitions and Acronyms for Pertinent Zoning Districts in Proposed Rezoning](#)  
[Proposed Commercial and Industrial Use Classifications and Zoning Districts Matrix](#)  
[Proposed Industrial Zoning Districts Development Regulations Table](#)  
[Proposed Commercial and Professional Zoning Development Regulations Table](#)  
[Proposed Downtown Area \(DA\) Zoning Development Regulations Table](#)  
[Proposed Zoning Map: City of San Leandro](#)  
[Proposed Zoning Map: Westgate Shopping Center](#)  
[Proposed Zoning Map: Marina Boulevard West](#)  
[Proposed Zoning Map: Marina Boulevard East](#)  
[Proposed Zoning Map: Downtown Area North](#)  
[Proposed Zoning Map: Downtown Area South](#)  
[Proposed Zoning Map: Downtown Area West](#)  
[Proposed Zoning Map: Downtown Area East](#)  
[Proposed Amendments to Downtown Transit Oriented Development Special Overlay Ordinance](#)  
[Draft Zoning Code Amendments PC 061616](#)

Principal Planner Sally Barros presented on the proposed Zoning Code amendments related to the Draft General Plan. Due to potential conflict of interests (related to place of work and/or potential business interests) for the proposed re-zoning in certain districts, the following commissioners recused

themselves from the following segmented presentations: Downtown North (Commissioner Pon), Downtown West (Chair Hernandez & Vice Chair Hussey), and Marina East (Vice Chair Hussey). Commissioner Pon made a motion, seconded by Commissioner Collier, to nominate Commissioner Abero as temporary chair during the Downtown West presentation. The motion was approved 3 Aye, 0 No, and 1 Abstain (Abero).

There were 20 public comments on the proposed Zoning Code amendments. Karen Diaz (655 Broadmoor) commented during the Downtown West zoning changes that the proposed increased density in that zoning district seemed to high. Jamie Santos commented on the Marina West zoning changes that she was concerned about compliance with future zoning changes in the area.

Sixteen (16) of the public commenters opposed the proposed Downtown East zoning changes because they were too dense and beyond the downtown transit-oriented development boundary, and would bring negative impacts like increased traffic: Peggy Martin (923 Bancroft Ave ), Phil Daly (957 Bridge Road), Aaron Brown (958 Bridge Road), Susan Rose Riskind (182 Sunnyside Drive), Jeanne Kinkella (837 Joaquin Ave), Maureen Forney (941 Bridge Road), Lola Sander (678 Joaquin Ave), Mia Ousley (738 Victoria Ave), Dori Gutman (971 Bridge Road), Alex Dolan (949 Begier Ave), Margaret Carlson (721 Joaquin Ave), John Carlson (721 Joaquin Ave), Stephen Cassidy, Karen Diaz, Vanessa Pineda-Klein (1138 Begier Ave), and Bahar Navab (901 Bancroft Ave). Additionally, Tom Silva (Hayward) commented as developer of the proposed 1300 Bancroft mixed use development. and invited the public to attend a tour with him of his proposed site and Darlene Evans (361 Bristol Blvd) also commented.

## **7. PUBLIC HEARINGS**

None.

## **8. MISCELLANEOUS**

None.

## **9. MEMBERS' COMMENTS**

Vice Chair Hussey noted he spoke with Bike East Bay and developer Tom Silva regarding tonight's work session.

Commissioner Abero noted the importance of ensuring public commenters have equal time to speak.

## **10. STAFF UPDATES/PROJECT STATUS REPORT**

Secretary Liao reminded the Planning Commission there would be no July 21st meeting, but there will be a special meeting scheduled for August 25.

## **11. ADJOURN**

The meeting adjourned at 11:04 pm.