



City of San Leandro

Civic Center
835 East 14th Street
San Leandro, California

Draft Minutes

Planning Commission

Chair Kenneth Pon, At Large (1)
Vice Chair Jim Hussey, District 5
Denise Abero, District 3
Richard Brennan, District 4
Tony Breslin, District 1
Esther Collier, District 6
Vacant, District 2

Thursday, February 16, 2017

7:00 PM

City Council Chambers

1. ROLL CALL

Present 5 - Breslin, Collier, Hussey, Pon, Brennan

Absent 1 - Abero

2. PUBLIC COMMENTS

None.

3. MINUTES

3.A. [16-660](#) Draft Minutes of the Meeting of November 17, 2016

Commissioner Collier made a motion, seconded by Vice Chair Hussey, that the Minutes be approved as submitted. The motion passed by a vote of 4 Aye, 0 No, 1 Abstain (Brennan).

4. CORRESPONDENCE

None.

5. ORAL COMMUNICATIONS

None.

6. WORK SESSION

Not applicable.

7. PUBLIC HEARINGS

7.A. [17-057](#) Staff Report for Proposed General Plan Land Use Diagram and Zoning Map Corrections and Clarifications Related to an Unzoned Parcel at 555 Estudillo, four parcels west of Harrison Street and north

of Chumalia Street, and two parcels at 100 Halcyon Drive.

Barry Miller, planning consultant for the City of San Leandro, presented a Powerpoint presentation on the staff report.

Chair Pon opened the public hearing. There was one public comment: Todd Fujinaga, representing the property owner affected by the proposed re-zoning and General Plan amendment near Harrison St./Chumalia St., requested that the Planning Commission delay reviewing the proposed changes impacting his client's properties to better assess if the new density is appropriate and to gather more public input. Chair Pon closed the public hearing.

7.B. [17-058](#)

Planning Commission Resolution No. 2017-001, Recommending that the City Council Adopt Amendments to the San Leandro General Plan Land Use Diagram and the San Leandro Zoning Map to Clarify and Correct Map Designations at 555 Estudillo Avenue, the Northwest Corner of Chumalia Avenue and Harrison Street, and 100 Halcyon Drive

Vice Chair Hussey made a motion, seconded by Commissioner Collier, to approve PC Resolution 2017-001, recommending that the City Council Adopt Amendments to the San Leandro General Plan Land Use Diagram and the San Leandro Zoning Map to Clarify and Correct Map Designations at 555 Estudillo Avenue, the Northwest Corner of Chumalia Avenue and Harrison Street, and 100 Halcyon Drive. The final vote was:

Aye: 5 - Breslin, Collier, Hussey, Pon, Brennan

7.C. [17-072](#)

Public Hearing to Consider Proposed Zoning Code Amendments to Article 5, Section 2-576, "Secondary Dwelling Units," and Related Conforming Amendments to Respond to New State of California Mandates for Accessory Dwellings

Barry Miller, planning consultant for the City of San Leandro, presented a Powerpoint presentation on the staff report.

7.D. [17-073](#)

Planning Commission Resolution No. 2017-002, Recommending that the City Council Adopt an Ordinance Amending Section 2-576 of Article 5 of the San Leandro Zoning Code Related to Accessory Dwelling Units and Amending Other Code Sections as Needed for Internal Consistency

Chair Pon opened the public hearing. There were no public comments. Chair Pon closed the public hearing.

Regarding the idea of allowing both the Accessory Dwelling Unit (ADU) and the primary dwelling unit on a property to be rented, a straw poll of Commissioners indicated four supported and one did not. The dissenting Commissioner noted that allowing both units to be rented could affect neighborhood character, and could turn single family homes into rental business enterprises.

Regarding the proposed prohibition on short-term rentals of ADUs, a straw poll again indicated four in support and one opposed to this prohibition. The dissenting Commissioner in this case felt the market would guide the use of

most ADUs toward longer-term rentals, and that the City did not need to intervene on this factor.

Commissioner Breslin made a motion to approve PC Resolution 2017-002 with the following minor amendment in Section D.5(b) "Parking, Where Required," seconded by Commissioner Collier (amended words in all caps below):

"A minimum of one **ADDITIONAL** independently accessibly off-street parking space shall be required for the ADU, in addition to any **EXISTING** parking spaces required for the principal dwelling."

The final vote was:

Aye: 5 - Breslin, Collier, Hussey, Pon, Brennan

8. MISCELLANEOUS

Not applicable.

9. MEMBERS' COMMENTS

Commissioner Breslin requested staff provide Planning Commission with a regular status report on major development projects, City RFPs, ongoing projects, etc. Secretary Liao said he would speak to Planning staff internally about the feasibility of and options for such reports.

Commissioner Brennan noted that the proposed former Kraft site development should be added to the Bay Fair Transit-Oriented Development (TOD) Specific Plan area.

10. STAFF UPDATES/PROJECT STATUS REPORT

Secretary Liao noted that the March 16 Planning Commission is tentatively scheduled.

11. ADJOURN

Commissioner Collier made a motion, seconded by Commissioner Breslin, to adjourn the meeting: 5 Aye, 0 No. The meeting adjourned at 8:54 pm.