



City of San Leandro

Civic Center
835 East 14th Street
San Leandro, California

Draft 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

Thursday, February 3, 2022

7:00 PM

Access via information below

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#

1. ROLL CALL

Remote: Chair Bold; Vice Chair Pon; Commissioners Breslin, Mendoza, Santos, Solis, Tejada

2. PUBLIC COMMENTS

None.

3. MINUTES

3.A. [22-073](#) Draft Minutes of the Meeting of January 6, 2022

A motion was made by Vice Chair Pon, seconded by Commissioner Solis, that the January 6, 2022 Minutes be Received and Filed.

The motion passed by the following vote:

Ayes: 7 - Chair Boldt; Vice Chair Pon; Commissioners Breslin, Mendoza, Santos, Solis, Tejada

4. CORRESPONDENCE

Secretary Mogensen stated that there were two items of correspondence received. Ms. Sarah Bailey sent in two e-mails with news articles. One was related to the REACH codes workshops that were going on earlier this week, which is not an agenda item. The other e-mail was related to Amazon. Those two items were e-mailed to the Commissioners earlier this week.

5. ORAL COMMUNICATIONS

None.

6. PUBLIC HEARINGS

6.A. [22-039](#) PLN20-0024; Consideration of a Conditional Use Permit and Parking Exception for a supermarket at an existing warehousing and distribution business located at 1788 Fairway Drive. Zoning District: IG (Industrial General); Alameda County Assessor's Parcel Number (APN): 77B-855-7-8; Applicant: Michael Huffaker, Prime Now LLC. Property Owner: Prologis, LP.

6.B. [22-040](#) RESOLUTION 2021-012 of the Board of Zoning Adjustments approving a Conditional Use Permit and Parking Exception for 1788 Fairway Dr.
Planning Manager, Andrew Mogensen, AICP, presented the staff report and

answered clarifying questions. A correction to the previous staff report was made to "7" of the occupancy of the public space within the Amazon Fresh Supermarket.

The following people were present/spoke:

Stephen Maduli-Williams, Economic Development Manager, Amazon
Stephanie Meier, Alcohol Legal Counsel, Amazon
John Horn, Global Special Fulfillment Operations, Amazon
Erin Bacca, DKS Parking Consultants
Travis Brooks, Miller-Star-Regalia, Land Use Counsel
Melanie Johns, Alcohol Counsel, Amazon

A motion was made by Vice Chair Pon to approve the resolution, seconded by Commissioner Santos

The motion failed by the following vote:

Ayes: 3 - Chair Boldt; Vice Chair Pon; Commissioner Santos

Nayes: 4 - Commissioners Breslin, Mendoza, Solis, Tejada

A motion was made by Commissioner Tejada, seconded by Commissioner Pon to approve the resolution with the following changes:

A traffic study for the intersection of Fairway Drive and Miller Street shall be provided by the applicant within a one-year time frame or issuance of an ABC-license, which ever occurs first.

The motion passed by the following vote:

Ayes: 4 - Chair Boldt; Vice Chair Pon; Commissioners Santos, Tejada

Nayes: 3 - Commissioners Breslin, Mendoza, Solis

7. MISCELLANEOUS

7.A. Presentation on 2023-2031 Housing Element Update

Avalon Schultz, Principal Planner, presented on the 2023-2031 Housing Element Update and answered clarifying questions. Tom Liao, Community Development Director answered clarifying questions.

8. MEMBERS' COMMENTS

Commissioner Breslin read aloud a statement from the State's Office of Planning and Research: "A Conditional Use Permit allows a City or County to consider special uses which may be essential or desirable to a particular community of which are not allowed as a matter of right within a zoning district."

Chair Boldt, Vice Chair Pon and Commissioners Breslin, Mendoza and Tejada made comments about the evening's meeting conduct.

9. STAFF UPDATES/PROJECT STATUS REPORT

Secretary Mogensen stated that so far two Commissioners have signed up for the live Planning Commissioners' Academy in San Ramon in March.

Secretary Mogensen stated that there are two more Amazon applications currently in progress.

10. ADJOURN

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

The meeting was adjourned at 10:32 PM.