



# City of San Leandro

Civic Center  
835 East 14th Street  
San Leandro, California

## Minutes

### Planning Commission and Board of Zoning Adjustments

*Chair Rick Solis, District 3*  
*Vice Chair Jeff Falero, District 2*  
*Dylan Boldt, District 6*  
*Tony Breslin, District 1*  
*Catherine Vierra Houston, District 4*  
*Kenneth Pon, At Large (1)*  
*Michael Santos, District 5*

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Thursday, September 3, 2020

7:00 PM

Access via information below

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#### Revised Meeting Agenda

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 the Governor's Executive Order N-29-20 issued on March 17, 2020, to allow attendance by members of the Planning Commission and Board of Zoning Adjustments by teleconference, videoconference, or both.

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/97779378406>

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: 977 7937 8406#

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 the staff adequate time to print out your comments for consideration at the meeting, please submit your written comments prior to 3:00 p.m. on the day of the meeting.

If you wish to have your comments read aloud to the Commissioners during the appropriate Public Comment period, please indicate in the Subject Line "FOR PUBLIC COMMENT" and list the item number you wish to comment on. Comments that you want to read to the Commission will be subject to the three minute time limitation (approximately 350 words). Written comments to be provided to the Commission and not read at the meeting, will be distributed to the Commissioners prior to the meeting.

## 1. ROLL CALL

Secretary Mogensen congratulated Chair Falero on his new appointment to Chair of the PC/BZA.

Remote: Chair Falero; Vice Chair Boldt; Commissioners Breslin, Vierra Houston, Pon, Santos, Solis

## 2. PUBLIC COMMENTS

## 3. MINUTES

### 3.A. Draft Minutes of the Meeting of August 6, 2020

**Attachments:** [8-6-2020 PC-BZA Minutes Draft](#)

A request was made by Commissioner Solis to amend the Draft Minutes as of August 6, 2020 as follows:

Regarding item 8. Members' Comments: "Chair Solis congratulated Commissioner Santos for the Tony B. Santos Park being named after his late father, Tony B. Santos"

A motion was made by Chair Solis to approve the above amendment, seconded by Commissioner Vierra Houston.

The motion passed by the following vote:

Ayes: 7 - Chair Falero; Vice Chair Boldt; Commissioners Breslin, Vierra Houston, Pon, Santos, Solis

### 3.B. Revised Draft Minutes of the Meeting of July 2, 2020

**Attachments:** [7-2-2020 PC-BZA Minutes Draft 6.A. added language](#)

A motion was made by Commissioner Santos, seconded by Chair Falero, that the amended July 2, 2020 minutes be Received and Filed.

The motion carried by the following vote:

Ayes: 7 - Chair Falero; Vice Chair Boldt; Commissioner Breslin, Vierra Houston, Pon, Santos, Solis

#### 4. CORRESPONDENCE

Secretary Mogensen stated that a letter was received from Mr. Brett Barnadore, reg. hearing item 6.A.

A typo in the staff report was identified and a memorandum was sent out earlier this afternoon.

#### 5. ORAL COMMUNICATIONS

None.

#### 6. PUBLIC HEARINGS

6.A. PLN20-0010; Consideration of an Administrative Review, Administrative Exception, Parking Exception, and Fence Modification request to operate a general day care facility located at 201 Foothill Blvd. An Administrative Review is required per Zoning Code section 2.04.212.C.2 to allow a general day care facility, an Administrative Exception is required per Zoning Code Section 2.04.400.A.2 to allow an accessory structure in the required front yard setback, a Parking Exception is required per Zoning Code Section 5.08.124 to allow a reduction in the required parking, and a Fence Modification is required per Zoning Code Section 4.04.364.C to allow the installation of a seven-foot high fence along the street side property line. Zoning District: RS Residential Single-Family District; Alameda County Assessor's Parcel Number 047-5580-003; Plazita Schools Inc. c/o Krystell Guzman (Applicant), Plazita Schools Inc. (Property Owner).

**Attachments:** [Project Description and Applicant Statement PLN20-0010](#)  
[Project Plans PLN20-0010](#)  
[AC Child Care Portfolio Data](#)

Chair Falero opened the Public Hearing.

Brianne Reyes, Planner II, presented the staff report and answered clarifying questions. Secretary Mogensen answered clarifying questions.

Applicant, Krystell Guzman, presented and answered clarifying

questions.

The following people spoke:

Christopher Baumer

Chair Falero closed the Public Hearing.

- 6.B.** RESOLUTION No. 2020-011 of the Board of Zoning Adjustments of the City of San Leandro, approving an Administrative Review, Administrative Exception, Parking Exception and Fence Modification request (PLN20-0010) to operate a general day care facility located at 201 Foothill Blvd.

**Attachments:** [Exhibit A PLN20-0010 Findings of Fact](#)  
[Exhibit B PLN20-0010 COA](#)

A motion was made by Commissioner Vierra Houston, to approve the resolution, seconded by Commissioner Pon.

The motion passed by the following vote:

Ayes: 7 - Chair Falero; Vice Chair Boldt; Commissioners Breslin, Vierra Houston, Pon, Santos, Solis

## 7. MISCELLANEOUS

- 7.A.** Staff Report for a City of San Leandro City Council Recommendation Regarding Class IV Protected Bicycle Lanes on Hesperian Boulevard and Fairmont Drive

**Attachments:** [Hesperian Boulevard Bike Installation Technical Memorandum](#)  
[Fairmont Drive Bike Installation Technical Memorandum](#)

Nick Thom, City Engineer, presented the staff report and answered clarifying questions. Keith Cooke, Engineering and Transportation Director, answered clarifying questions.

The following people spoke:

Susie Huffstadter

A motion was made by Commissioner Breslin, to add a road diet and add a protected Class 4 bike lane to both Hesperian Blvd. and Fairmont Drive, seconded by Commissioner Pon.

The motion carried by the following vote:

Ayes: 7 - Chair Falero; Vice Chair Boldt; Commissioners Breslin, Vierra Houston, Pon, Santos, Solis

**8. MEMBERS' COMMENTS**

None.

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

None.

**10. ADJOURN**

A motion to adjourn was made by Commissioner Vierra Houston, seconded by Commissioner Santos.

The meeting was adjourned at 8:58pm.