



# City of San Leandro

Civic Center  
835 East 14th Street  
San Leandro, California

## Meeting Agenda

### 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*

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Thursday, July 1, 2021

7:00 PM

Access via information below

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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/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#

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 staff adequate time to print out your comments for consideration at the meeting, please submit your written comments prior to noon on the day of the meeting.

**1. ROLL CALL**

**2. PUBLIC COMMENTS**

*Public Comments are limited to 3 minutes per person. The public is invited to make any comments related to Agenda items that are NOT listed under Public Hearings or other items of public interest at this time. If you wish to comment on an item listed under the Public Hearings portion of the agenda, you will have an opportunity to do so when the item is heard.*

**3. MINUTES**

- 3. A.** [21-419](#) Draft Minutes of the Meeting of June 3, 2021

**4. CORRESPONDENCE**

**5. ORAL COMMUNICATIONS**

**6. PUBLIC HEARINGS**

*Public Hearing items may be heard as either the Planning Commission or the Board of Zoning Adjustments. Applications that are recommended for approval by the Planning Commission will be forwarded to the City Council for final action. Actions by the Board of Zoning Adjustments are final unless appealed. If the Planning Commission or the Board of Zoning Adjustments DENIES an application, the decision is final unless an appeal form is filed with the City Clerk within 15 days of the date of the action. The form shall specifically state the reason for the appeal. An appeal fee is required.*

- 6. A.** [21-351](#) PLN20-0035; Parking Exception for a Catering Services use at 110 San Leandro Boulevard. Zoning District: CC (Commercial Community); Alameda County Assessor's Parcel Number (APN): 075-0223-001-00; Applicant/Property Owner: Y. Sharma.
- 6. B.** [21-352](#) RESOLUTION No. 2021-007 of the Board of Zoning Adjustments of the City of San Leandro, approving a Parking Exception for PLN20-0035 at 110 San Leandro Boulevard.
- 6. C.** [21-339](#) STAFF REPORT for the First Amendment to the Development Agreement for 2436 Washington Avenue - 2450 Washington Avenue Development Project (PLN2009-00006 and PLN21-0001); APN 077D-1410-025-00; Wm. Mathews, Inc. (applicant).
- 6. D.** [21-340](#) RESOLUTION NO. 2021-006 Recommending City Council Approval of the First Amendment to the Development Agreement for the Residential Development Project Located at 2436 Washington Avenue - 2450 Washington Avenue Development Project; APN 077D-1410-025-00; PLN2009-0006 and PLN21-0001.
- 6. E.** [21-412](#) Public Hearing and Recommendation to the City Council on

Anti-Displacement Mobile Home Park Policy Amendments, Including Zoning Code Amendments to Add Chapter 3.34, MHP Mobile Home Park Overlay District, and Amend Chapter 5.28, Mobile Home Park Conversions, and Zoning Map Amendments to Apply the MHP Overlay Zone to Mobile Home Park Sites

6. F. [21-413](#) RESOLUTION 2021-008 of the Planning Commission Recommending that the City Council Adopt an Ordinance Amending the San Leandro Zoning Code by Adding Chapter 3.34, MHP Mobile Home Park Overlay District, and Amending Chapter 5.28, Mobile Home Park Conversions, and Amending the San Leandro Zoning Map to Apply the MHP Overlay Zone to Existing Mobile Home Sites

**7. MISCELLANEOUS**

7. A. [21-416](#) Multi-Family Development Standards Project Update
7. B. [21-418](#) Follow-Up Report Regarding City of San Leandro's Draft 2021 Climate Action Plan

**8. MEMBERS' COMMENTS**

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

**10. ADJOURN**

*Upon recognition by the Planning Commission and Board of Zoning Adjustments, the public is invited to speak on any item on the agenda.*

*If special accommodations are required for the disabled, please call the Planning Division at 577-3415 or TDD 577-3343.*