



City of San Leandro

Civic Center
835 East 14th Street
San Leandro, California

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, July 1, 2021

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 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

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

Remote: Chair Boldt; Commissioners Breslin, Mendoza, Santos, Solis, Tejada

Absent: Vice Chair Pon

2. PUBLIC COMMENTS

None.

3. MINUTES

3. A. Draft Minutes of the Meeting of June 3, 2021

Attachments: [6-3-2021 PC-BZA Minutes_draft](#)

A motion was made by Commissioner Breslin, seconded by Commissioner Solis, that the June 3, 2021 Minutes be Received and Filed.

The motion passed by the following vote:

Ayes: 5 - Chair Boldt; Commissioners Breslin, Mendoza, Solis, Tejada

Abstention: 1 - Commissioner Santos

Absent: 1 - Vice Chair Pon

4. CORRESPONDENCE

Secretary Mogensen stated that there were two separate e-mails sent, with three items of correspondence from Sarah Bailey in regards to item 7.A. on the agenda this evening.

An additional piece of correspondence was received in regards to items 6.E. and 6.F. on tonight's agenda, which was provided to the Planning Commission prior to the meeting.

5. ORAL COMMUNICATIONS

None.

6. PUBLIC HEARINGS

6. A. 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.

Attachments: [Vicinity Map](#)
[Applicant Statement](#)
[Plan Exhibits A-D](#)

6. B. 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.

Attachments: [Exhibit A](#)
[Exhibit B](#)

Senior Planner, Anjana Mepani, presented the staff report and answered clarifying questions.

Planning Manager, Andrew Mogensen, and applicant, Yohan Sharma, answered clarifying questions.

A motion was made by Commissioner Breslin, to approve the resolution, seconded by Commissioner Solis.

The motion passed by the following vote:

Ayes: 4 - Chair Boldt; Commissioner Breslin, Mendoza, Solis

Nayes: 1 - Commissioner Santos

Abstention: 1 - Commissioner Tejada

Absent: Vice Chair Pon

6. C. 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).

Attachments: [2012 Development Agreement](#)
[Proposed First Amendment to the Development Agreement \(Exhibit A\)](#)

6. D. 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.

Senior Planner, Anjana Mepani, presented the staff report and answered clarifying questions.

Community Development Director, Tom Liao, answered clarifying questions.

Andrew Fogg, Attorney and representative for the applicant, answered clarifying questions.

Ginny Madsen spoke.

A motion was made by Commissioner Solis to approve the resolution, seconded by Commissioner Santos.

The motion passed by the following vote:

Ayes: 6 - Chair Boldt; Commissioner Breslin, Mendoza, Santos, Solis, Tejada

Absent: 1 - Vice Chair Pon

6. E.

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

Attachments: [Attachment 1 - Redlined Zoning Text Amendments](#)
 [Attachment 2 - Zoning Map Amendments](#)

6. F.

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

Attachments: [Exhibit A - Zoning Text Amendments 070121 PC](#)
 [Exhibit B - Zoning Map Amendments 070121 PC](#)

Principal Planner, Avalon Schultz, presented the staff report and answered clarifying questions.

Legal Counsel, Alex Mog and Martha Miller, Miiller Planning Associates, answered clarifying questions.

The following people spoke:

Deborah Acosta-Smart
Ginny Madsen

Jim Wright

A motion was made by Commissioner Breslin to approve the resolution, seconded by Commissioner Santos.

The motion passed by the following vote:

Ayes: 6 - Chair Boldt; Commissioner Breslin, Mendoza, Santos, Solis, Tejada

Absent: 1 - Vice Chair Pon

7. MISCELLANEOUS

7. A. Multi-Family Development Standards Project Update

Principal Planner, Avalon Schultz presented and answered clarifying questions.

7. B. Follow-Up Report Regarding City of San Leandro's Draft 2021 Climate Action Plan

Planning Manager, Andrew Mogensen, gave a follow-up report on the Climate Action Plan.

Chair Boldt offered an apology to Sustainability Manager, Fei Mok, about a comment he made prior to her presenting her project at the last meeting, 6/3/2021.

Commissioner Breslin, asked for a correction to be made. For the REACH-goals, he wants to add:

- all-electric HVAC
- all electric utilities for new commercial buildings and new residential housing

8. MEMBERS' COMMENTS

None.

9. STAFF UPDATES/PROJECT STATUS REPORT

Secretary Mogensen announced that there will not be a meeting in August. If there will be a meeting scheduled for September, it may be held in person again.

The appeal for the 1188 E 14th Street project is scheduled to go in front of City Council on July 6, 2021.

Secretary Mogensen thanked the Commissioners for their perseverance for going through the long agenda tonight.

Chair Boldt thanked the Secretary and the staff for their guidance and hard work.

10. ADJOURN

A motion was made by Commissioner Solis to adjourn the meeting, seconded by Commissioner Santos.

The meeting was adjourned at 10:20pm.