

City of San Leandro Board of Zoning Adjustments

RESOLUTION NO. 2024-XXX

**A RESOLUTION OF THE BOARD OF ZONING ADJUSTMENTS
OF THE CITY OF SAN LEANDRO**

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR THE
OPERATION OF A LIMITED VEHICLE/EQUIPMENT REPAIR BUSINESS AT 14531
GRIFFITH STREET, AND DETERMINING THAT THE PROJECT IS CATEGORICALLY
EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)
PURSUANT TO CEQA GUIDELINES SECTION 15301
PLN23-0039**

WHEREAS, the applicant, Sean Flynn, Envision Auto Glass Inc. (“Applicant”), on behalf of the property owner, Mark Lee, Lee Robert E Construction Inc. (“Property Owner”), is proposing to operate a Vehicle/Equipment Repair, Limited business at 14531 Griffith Street; Zoning District: IG, Industrial General; Alameda County Assessor’s Parcel Number 77B-851-17-4 (the “Property”); and

WHEREAS, the Property has a General Industrial General Plan Land Use designation and is zoned IG, Industrial General; and

WHEREAS, the proposed vehicle repair business is consistent with the definition for Vehicle/Equipment Repair, Limited in Section 1.12.108 of the Zoning Code; and

WHEREAS, Zoning Code Section 2.12.200.B.30 requires a Conditional Use Permit (CUP) to establish a Vehicle/Equipment Repair, Limited use in the IG Zoning District; and

WHEREAS, the Applicant submitted an application for a CUP (PLN23-0039) on November 13, 2023 to allow the establishment of a Vehicle/Equipment Repair, Limited use at the Property (the “Project”); and

WHEREAS, staff determined the Project is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301, Existing Facilities; and

WHEREAS, a staff report dated March 7, 2024, and incorporated herein by reference, describes and analyzes the proposed Project; and

WHEREAS, on March 7, 2024, the Board of Zoning Adjustments reviewed the staff report at a duly noticed public hearing on the proposed Project, at which time all interested parties had the opportunity to be heard; and

WHEREAS, the Board of Zoning Adjustments has considered all public comments received, the presentation by City staff, the staff report and attachments in adopting this resolution; and

WHEREAS, the Board of Zoning Adjustments has determined that the proposed Project does satisfy the requisite findings of fact necessary for approval as described in the staff report and herein; and

WHEREAS, the Board of Zoning Adjustments desires to approve a Conditional Use Permit for the Project; and

WHEREAS, the City’s General Plan, Zoning Code, and Municipal Code, are incorporated herein by reference, and are available for review at City Hall during normal business hours.

NOW, THEREFORE THE BOARD OF ZONING ADJUSTMENTS FOR THE CITY OF SAN LEANDRO RESOLVES THAT: The above recitals are true and correct and made a part of this resolution.

BE IT FURTHER RESOLVED THAT, the Board of Zoning Adjustments does hereby determine that the Project is categorically exempt from CEQA per CEQA Guidelines Section 15301, Existing Facilities.

BE IT FURTHER RESOLVED THAT, the Board of Zoning Adjustments of the City of San Leandro does hereby approve a Conditional Use Permit for the Project to allow the operation of a Vehicle/Equipment Repair business, as shown on the submitted project plans attached as Exhibit A and Applicant Statement attached as Exhibit B and incorporated herein, based on the following findings and considering the staff report, and the whole of the record related to the Project:

Conditional Use Permit

1. The proposed location of the Project is in accord with the objectives of the Zoning Code and the purposes of the IG (Industrial General) Zoning District in which the Property is located;
2. The proposed location of the Project and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing, or working in, or adjacent to, the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity, or to the general welfare of the City;
3. The proposed Project will comply with the provisions of the Zoning Code, including all requirements for the proposed use in the Industrial General Zoning District in which it would be located; and
4. The proposed Project will not create adverse impacts on traffic or create demands exceeding the capacity of public services and facilities, which cannot be mitigated.

BE IT FURTHER RESOLVED THAT, the Board of Zoning Adjustments' approval of a Conditional Use Permit for the Project is subject to the following conditions of approval:

PLANNING DIVISION

Compliance with Approved Plans and Conditions of Approval

1. **Compliance with Approved Exhibits.** The Project shall comply with Exhibit A (Project Plans) and Exhibit B (Applicant Statement) except as hereinafter modified. Exhibits are on file at the City of San Leandro, Community Development Department located at 835 E. 14th Street, San Leandro, California, 94577.
2. **Permitted Use.** The approval of this Conditional Use Permit allows for the operation of a Limited Vehicle Repair business within a 5,925 square-foot tenant space in an existing 14,018 square-foot building on a 26,717 square-foot (0.61-acre) site zoned Industrial General (IG) located at 14531 Griffith Street.
3. **Modifications.** The project shall remain in substantial compliance with the approved Plans, Exhibits, and Conditions of Approval. Proposed changes to the project shall be made in writing to the Zoning Enforcement Official. The Zoning Enforcement Official may approve changes to approved Exhibits or Conditions of Approval without a public hearing upon determining that the changes are minor and are consistent with the intent of the original approval. Revisions involving substantial changes to approved Exhibits or Conditions of Approval shall be treated as new applications, to be reviewed as a new project. The Zoning Enforcement Official may also refer any changes to the Board of Zoning Adjustments.
4. **Successors in Interest.** These conditions of approval shall run with the land and the applicant and/or property owner shall be responsible for assuring that any heirs, executors, administrators, and successors in interest who assumes responsibility for this approval are informed of its terms and conditions.
5. **Compliance with Zoning Code.** Prior to permit issuance, the Applicant/Property Owner shall demonstrate that the Project complies with all minimum requirements of the San Leandro Zoning Code.
6. **Substantial Compliance and Amendments.** The project shall remain in substantial compliance with the approved Plans, Exhibits, and Conditions of Approval. Proposed changes to the project shall be made in writing to the Zoning Enforcement Official. The Zoning Enforcement Official may approve changes to approved exhibits or Conditions of Approval without a public hearing upon determining that the changes are minor and are consistent with the intent of the original approval. Revisions involving substantial changes to approved exhibits or Conditions of Approval shall be treated as new applications, to be reviewed as a new project.

7. **Effective Date.** The project approval shall become effective on the 15th day after the date the Board of Zoning Adjustments approves the project, unless appealed, as provided in Zoning Code Chapter 5.20 Appeals.
8. **Expiration.** The Project approval shall lapse two (2) years following approval of the application unless diligent progress has been made evidencing a good faith intent to commence the intended use; or an occupancy permit has been issued; or the approval is renewed, as provided in Zoning Code Section 5.08.136.A. Pursuant to Zoning Code Section 5.08.136.E, upon written request the approval may be renewed by the Zoning Enforcement Official for one (1) year, with one additional (1) one-year renewal allowed for a total period not to exceed two (2) years without notice or public hearing if the findings required by Zoning Code Section 5.08.124.A remain valid. An application for renewal shall be made in writing to the Zoning Enforcement Official prior to the expiration of the permit.
9. **Revocation.** In accordance with Section 5.24.108 of the Zoning Code, upon determination by the Zoning Enforcement Official that there are reasonable grounds for revocation of this use permit, a revocation hearing shall be set by the Zoning Enforcement Official before the Board of Zoning Adjustments.
10. **Access to Conditions of Approval.** These Conditions of Approval shall be made available and accessible to all tenants, employees and vendors on the property.
11. **Fees.** Any outstanding Planning, Engineering or Building deposit fees or balances shall be paid prior to permit issuance.

Additional Submittals

12. **Notations to Conditions of Approval.** Prior to permit issuance, the Applicant/Property Owner shall provide notations to the conditions of approval and clearly indicate how all conditions of approval will be or have been complied with. A reference shall be provided to specific plan sheets that demonstrate compliance. Construction plans shall not be accepted without the annotated final conditions of approval document.

Operational Conditions

13. **Hours of Operation.** Hours of operation shall be limited to Monday through Friday from 7:00 a.m. to 5:00 p.m. and Saturday from 8:00 a.m. to 5:00 p.m. Any modification to the hours of operation shall be subject to the review and approval of the Zoning Enforcement Official.
14. **Activities Inside Building.** All repair activities shall occur and be performed inside the building.
15. **Outdoor Storage.** Outdoor storage of vehicles, materials or equipment shall be accessory to and strictly related to the operation of the principal use. Outdoor storage

shall comply with Zoning Code Section 4.04.324 (Outdoor Facilities and Storage/ Loading Facilities). Storage of vehicles under repair and inoperative vehicles shall not occur in the parking lot in front of the building or on the public street.

16. **Loading and Unloading from Public-Right-Of-Way.** Deliveries and moving trucks shall not load or unload from the public right-of-way without prior approval of an encroachment permit. Loading and unloading shall not obstruct the flow of traffic on surrounding streets.
17. **Noise Regulations.** All uses and activities shall comply with the provisions of the San Leandro Noise Regulations (Title IV, Chapter 1 of the Municipal Code). Tenants and vendors shall take proactive measures to avoid and reduce noise during the City's established quiet hours and do not pose a public nuisance during other times.

Maintenance Conditions

18. **Signage.** All signage shall conform to the regulations in Chapter 4.12 of the Zoning Code for the development. Neon signs and flashing signs are prohibited, including those placed in windows. All signs shall be well maintained at all times. Any damaged signs shall be promptly repaired or replaced. Window signs, whether painted or adhered to the glass or within eight feet of the window excluding merchandise display, shall be no larger than twenty-five percent of the window in which they are located. No temporary or unauthorized signs including but not limited to including but not limited to banners, balloons, streamers, and pennants, shall be placed on the property, unless approved by the City under a Temporary Sign Permit or Special Event Permit. The use of spotlights, feather signs, animated or inflatable signs, balloons, and lasers shall be prohibited at all times.
19. **Site Maintenance.** The Applicant/Property Owner or building manager shall maintain the Project site and ensure that it is free of litter, weeds, and other debris in accordance with San Leandro Municipal Code §3-15-215.
20. **Graffiti.** Any graffiti shall be promptly removed from the property. Any graffiti shall be promptly removed from building walls. The Applicant/Property Owner and shall comply with the rules and regulations of the City's graffiti removal program and shall grant a license and right of entry as requested to enforce the terms of such program.
21. **Landscape Maintenance.** All landscaping improvements shall be maintained in a healthy, growing, and weed-free condition at all times. Any missing, dead, or damaged plant and groundcover material shall be promptly replaced with a material similar in type and comparable in size to the plant(s) or groundcover being removed. Street trees and tree wells shall be maintained to provide shade cover and a healthy canopy. All trees shall be planted so that at maturity they are located far enough away from the sidewalk so that their branches are at least eight (8) feet above the sidewalk area and 14 feet above the roadway/vehicle traveled way. Pruning and tree trimming shall be avoided during nesting season.

22. Parking Lot Maintenance. The Applicant/Property Owner or building manager shall regularly maintain the parking areas and shall be responsible for the prompt clean up and removal of litter, oil stains and spilled vehicle fluids. Parking areas shall be well maintained and kept free of litter and debris at all times. Any parking lifts shall be regularly maintained and in operable condition to ensure optimal vehicle capacity.

Standard Construction Conditions

23. BAAQMD. The project shall comply with the current Bay Area Air Quality Management District's basic control measures for reducing construction emissions of PM10 (Table 8-1, Basic Construction Mitigation Measures Recommended for All Proposed Projects, of the BAAQMD CEQA Guidelines).

24. Construction Hours. Construction on the project site shall not commence prior to 7:00 a.m. and shall cease by 7:00 p.m., Monday through Friday, and shall not commence prior to 8 a.m. and shall cease by 7 p.m. Saturday and Sunday, unless otherwise approved by the Chief Building Official. There shall be no construction on Federal holidays. As provided in this City of San Leandro's Noise Ordinance (ORDINANCE NO. 2003-005), "construction" shall mean any site preparation, assembly, erection, substantial repair, alteration, demolition or similar action, for or on any private property, public or private right-of-way, streets, structures, utilities, facilities, or other similar property. Construction activities carried on in violation of this Article may be enforced as provided in Section 4-1-1130, and may also be enforced by issuance of a stop work order and/or revocation of any or all permits issued for such construction activity. Prior to the start of construction activities, the construction contractor shall:

- Maintain and tune all proposed equipment in accordance with the manufacturer's recommendations to minimize noise emission.
- Inspect all proposed equipment and fit all equipment with properly operating mufflers, air intake silencers, and engine shrouds that are no less effective than as originally equipped by the manufacturer.
- Post a sign, clearly visible at the site, with a contact name and telephone number of the construction manager.
- Place stationary construction equipment and material delivery in loading and unloading areas as far as practicable from the residences.
- Limit unnecessary engine idling to the extent feasible.
- Use smart back-up alarms, which automatically adjust the alarm level based on the background noise level, or switch off back-up alarms and replace with human spotters.
- Use low-noise emission equipment.

- Limit use of public address systems.
- Minimize grade surface irregularities on construction sites.

25. **Construction Activity.** Construction activity shall not create dust, noise or safety hazards for adjacent businesses and properties. Dirt and mud shall not be tracked onto public streets from the project site during construction. Standard construction dust control procedures, such as wetting, daily road washing and other maintenance functions to control emissions, shall be implemented at all times during outdoor construction. Dust generating activities such as grading, excavation, paving, etc. shall be scheduled the early morning and other hours when wind speeds are low. All construction activities entailing soil disturbance shall cease when winds exceed 30 miles per hour as an hourly average.

Indemnification

26. The Applicant/Property Owner hereby agrees to defend, indemnify, and hold harmless the City of San Leandro, its Council, boards, commissions, officers, employees and agents, from and against any and all claims, suits, actions, liability, loss, damage, expense, cost (including, without limitation, attorneys' fees, costs and fees of litigation) of every nature, kind or description, which may be brought by a third party against, or suffered or sustained by, the City of San Leandro, its Council, boards, commissions, officers, employees or agents to challenge or void the permit granted herein or any California Environmental Quality Act determinations related thereto.

27. In the event that any person should bring an action to attack, set aside, void or annul the City's approval of this Project, the Applicant/Property Owner shall defend, indemnify and hold harmless the City and/or its agents, officers and employees from any claim, action, or proceeding against the City and/or its agents, officers and employees with counsel selected by the Applicant/Property Owner (which shall be the same counsel used by Applicant/Property Owner) and reasonably approved by the City. Applicant/Property Owner's obligation to defend, indemnify and hold harmless the City and/or its agents, officers and employees shall be subject to the City's compliance with Government Code Section 66474.9.

ENGINEERING AND TRANSPORTATION DIVISION

Fees

28. Pursuant to Government Code Section 66020, including Section 66020 (d) (1), the City HEREBY NOTIFIES the applicant for this Project that the 90-day approval period (in which the applicant may protest the imposition of any fees, dedications, reservations, or other exactions imposed on this Project by these Conditions of Approval) will begin on the date of the conditional approval of this Project. If the applicant fails to file a protest within this 90-day period, complying with all of the requirements of Government Code Section 66020, the applicant will be legally barred from later challenging any such fees, dedications, reservations or other exactions.

Compliance

29. The proposed project shall comply with City ordinances, policies and regulations. All improvements shall be in accordance with the City's Design Standards, Specifications and Standard Plans unless otherwise specifically approved by the City Engineer.

30. The following Standard Notes shall be incorporated into the plans:

A. The applicant shall obtain an Encroachment Permit from the Engineering and Transportation Division for any work within the public right-of-way including the use of lifting equipment or the staging of materials.

i. A combination of barricades, traffic cones, and caution ribbon shall be positioned around any equipment, work area, or stored materials within the right-of-way to provide a protective barrier for public safety.

ii. Pedestrian access shall be maintained. Pedestrian detours or temporary facilities may be used as necessary.

iii. Any damage to the right-of-way improvements shall be promptly repaired by the applicant, and according to City Standard Plans.

iv. Driveway, sidewalk, and curb & gutter construction shall be in accordance with City of San Leandro Standard Plans 100 and 102.

B. The applicant shall comply with the following high standards for sanitation during construction of improvements:

i. Garbage cans, construction dumpsters, and debris piles shall be emptied/removed on a minimum weekly basis.

j. All food related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of in closed containers only and shall be removed on a minimum weekly basis.

k. Inspections, conducted as part of the regular construction compliance, will be conducted to ensure compliance of the Applicant and contractors with this requirement.

C. The applicant shall implement construction best management practices during construction to control erosion, keep sediment from leaving the project site and prevent storm water pollution. The applicant shall protect existing storm drain inlets and conveyances within the project area to prevent sediment from construction activities entering the storm drain.

31. An Encroachment Permit shall be obtained from the Engineering and Transportation Division for any work within public right-of-way and the following requirements shall be provided:

- A. California Contractors license with appropriate classification for the work being performed
- B. City of San Leandro Business License
- C. Insurance Certificates, (minimum requirements: General; Automotive; and Worker's Compensation, each with \$1M limits; certify the City as "Additionally Insured")
- D. Applicable permit fees and deposits shall be paid in advance

Project Requirements

32. Review of the property's fronting sidewalks, driveways, curb, and gutter to check for damage or hazards (a component of the City's review of development applications) has determined sidewalk repairs are likely required. The Engineering & Transportation Department will place a "mobile311" request (<https://cityofsanleandro.mobile311.com/#/home>) for a sidewalk inspection. Post inspection notification correspondence will be provided to the real property owner on the findings. The issuance of this permit will not be contingent on sidewalk repairs. If repairs are required per the City Municipal, Administrative and/or Streets and Highways Codes, the real property owner will have these options available:
- A. Repair the sidewalk themselves by hiring an appropriately licensed contractor, and by obtaining the necessary City Encroachment Permit; or
 - B. Join the City's Annual Sidewalk Repair Program, and reimburse the applicable program costs once the work is complete; or
 - C. If defects are determined minor, request grinding and/or patching by the City's forces at no cost to the property owner, but with the understanding that these temporary measures will likely require future standard repairs.

Stormwater Pollution

33. Storm Water Pollution. The Applicant/Property Owner shall reduce storm water pollution by implementing the following pollution source control measures:
- A. Structures shall be designed to discourage the occurrence and entry of pests into buildings, thus minimizing the need for pesticides.
 - B. Sidewalks and parking lots shall be swept regularly to minimize the accumulation of litter and debris. Steam cleaning or low volume pressure washing may be performed only after pre-cleaning using dry methods, spot cleaning and recovery in stained areas and removal of all mobile pollutants. Debris resulting from pressure washing shall be trapped and collected to prevent entry into the storm

drain system. Wash water containing any soap, cleaning agent or degreaser shall not be discharged to the storm drain.

- C. Interior floor drains (if any) shall not be connected to the storm drain system.
- D. Air conditioning condensate shall be directed to landscaped areas. Any air conditioning condensate that discharges to land without flowing to a storm drain may be subject to the requirements of the State Water Resources Control Board's (SWRCB) Statewide General Waste Discharge Requirements (WDRs) for Discharges to Land with a Low Threat to Water Quality.
- E. Landscaping shall be designed to minimize irrigation and runoff, promote surface infiltration where appropriate, and minimize the use of fertilizers and pesticides that can contribute to storm water pollution.
- F. Where feasible, landscaping shall be designed and operated to treat storm water runoff by incorporating elements that collect, detain, and infiltrate runoff. In areas that provide detention of water, plans that are tolerant of saturated soil conditions and prolonged exposure to water shall be specified.
- G. Plant materials selected shall be appropriate to site specific characteristics such as soil type, topography, climate, amount and timing of sunlight, prevailing winds, rainfall, air movement, patterns of land use, ecological consistency and plant interactions to ensure successful establishment.
- H. Selection of plants that will require minimal pesticide use.
- I. Irrigation shall be appropriate to the water requirements of the selected plants.
- J. The Applicant/Property Owner shall select pest and disease resistant plants.
- K. The Applicant/Property Owner shall plant a diversity of species to prevent a potential pest infestation from affecting the entire landscaping plan.
- L. The Applicant/Property Owner shall plan insectary plants in the landscaping to attract and keep beneficial insects.

BUILDING AND SAFETY SERVICES

Compliance

34. The plans reviewed under this Conditional Use Permit application does not constitute a complete building plan review. A formal plan check review will be completed at the time of project submittal to the Building Division. All construction shall fully comply with the current adopted California Building Standards Code in effect at the time of building permit issuance.

Building Permit Plans

35. The Applicant/Property Owner shall demonstrate the following on plans submitted for permit issuance All building permit plan submittals shall include required mechanical, electrical, and plumbing plans. Deferred plans shall not be accepted.
- A. The project shall comply with Title 24.
 - B. Construction and Demolition is required to comply with Cal Green Non-Residential Mandatory Measures.
 - C. Clarification of location of equipment being used and manufactures specifications are required to be provided.
 - D. Clarification if mechanical system is being modified due to vehicles in the interior of the building is required to be provided.
 - E. Clarification of where new and disposed auto glass is being stored is required to be provided.
 - F. Clarification if existing rolling gates are electric and if they have pedestrian gates is required to be provided.
 - G. All revision clouds and deltas added during planning approval shall be removed prior to submitting for building permits.

Accessibility/ ADA Compliance

36. The Applicant/Owner shall provide van and standard accessible parking space with signage and striping per 2022 CBC Chapter 11A.
37. An accessible path of travel from public right of way and accessible parking to offices, reception/waiting area, and restrooms per 2022 CBC Chapter 11A shall be provided.
38. Provide clarification if exterior walkways and parking are illuminated. If so, provide fixture foot candles.
39. All exterior walking surfaces shall be ADA compliant.

ALAMEDA COUNTY FIRE DEPARTMENT

40. The Project shall comply with building and fire codes adopted at the time of building plan submittal.

ENVIRONMENTAL SERVICES DIVISION

41. **Hazardous Materials Business Plan.** Per California Health and Safety Code §25507 a Hazardous Materials Business Plan (HMBP) is required if a facility has on site (for any purpose, at any one time) hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases, or the applicable

Federal threshold quantity of an extremely hazardous substance specified in 40 CFR Part 355, Appendix A or B.

The HMBP must include: 1) Facility Information; 2) Hazmat Inventory with site map; and 3) Emergency Response & Employee Training Plan. The HMBP must be submitted electronically on the California Environmental Reporting System (CERS) at <http://cers.calepa.ca.gov>

42. **Hazardous Waste Generator Requirement.** If the facility is below HMBP reporting quantities but generates any amount of hazardous waste, it is required to submit a one-time notification to CERS by completing the Facility Information element with the site-specific hazardous waste generator (EPA) ID number. EPA ID numbers can be obtained by going to <https://dtsc.ca.gov/apply-for-hazardous-waste-epa-id-number/> Undeployed airbag inflators and airbag modules exhibit the hazardous waste characteristics of reactivity (D003) and ignitability (D001) under the federal Resource Conservation and Recovery Act (RCRA) due to the propellants contained in the inflator and must be managed as RCRA hazardous.
43. **Universal Waste Generator Requirement.** If the facility does not generate hazardous waste but generates less than 220 pounds of Universal Waste (batteries, electronic waste, CRTs, CRT glass, fluorescent and other mercury-containing lamps, mercury wastes, non-empty aerosol cans, and photovoltaic modules) an EPA ID number does not need to be obtained. However, Universal Waste does contain hazardous materials and must be taken to a designated handler or recycler. These items cannot be discarded in household trash nor disposed of in landfills.
44. **Stormwater Pollution Prevention.** Discharge of anything other than rainwater to the stormwater collection system, which includes area drains, sidewalks, parking areas, street curb and gutter, is prohibited.

The elimination of outdoor exposure of materials, processes, or equipment to the maximum extent practicable is necessary to prevent contamination of rainwater. Exposures that cannot be eliminated require use of Best Management Practices (BMPs), both engineered and administrative, to prevent any exposure from impacting rainwater runoff.

The storage of materials or installation of processes and/or equipment outdoors may subject the facility to the General Industrial Stormwater Permit program and require submittal to the Regional Water Quality Control Board (RWQCB) of a Notice of Intent (NOI) for coverage under the Statewide General Industrial Facility Permit. Elimination of exposure to stormwater of materials or activities by relocating indoors, covering, or utilizing engineered controls is highly recommended.

PASSED, CONDITIONALLY APPROVED, AND ADOPTED, on this 7th day of March 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Litha Zuber
Chair of the Board of Zoning Adjustments

ATTEST:

Avalon Schultz, AICP
Secretary to the Board of Zoning Adjustments