



# City of San Leandro

Civic Center  
835 East 14th Street  
San Leandro, California

## Draft Minutes Board of Zoning Adjustments

*Chair Janet Palma, At Large (6)*  
*Earl Crawford, District 2*  
*Marguerite Mazzitti, District 1*  
*René Mendieta, District 6*  
*Michael Santos, Districts 5*  
*Rick Solis, District 3*  
*Catherine Vierra Houston, District 4*

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Thursday, July 9, 2015

7:00 PM

City Council Chambers

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### Special Meeting

#### 1. ROLL CALL

**Present** 7 - Vierra Houston, Mendieta, Palma, Crawford, Mazzitti, Solis, and Santos

#### 2. PUBLIC COMMENTS

None.

#### 3. MINUTES

##### 3.A. [15-423](#) Draft Minutes of the Meeting of June 4, 2015

**Member Santos** corrected that he voted to approve the June 4, 2015 minutes and **Member Vierra Houston** abstained.

A motion was made by **Member Vierra Houston**, seconded by **Member Santos**, that the Minutes be Approved as Amended. The motion carried by the following vote.

**Aye:** 7 - Vierra Houston, Mendieta, Palma, Crawford, Mazzitti, Solis, Santos

#### 4. CORRESPONDENCE

Correspondence was received for Public Hearing, Item 6.A.

#### 5. ORAL COMMUNICATIONS

None.

#### 6. PUBLIC HEARINGS

##### 6.A. [15-425](#) CONTINUATION OF PUBLIC HEARING ITEM PLN2014-00063; Conditional Use Permit; for assembly use for the Ming Dang Center, a religious institution/prayer center, at 2015 Laura Avenue; Alameda

County Assessor's Parcel Number 77A-655-144-1; Chien-Wang Chiang - Ming Dang Temple (applicant/property owner); RS Residential Single-Family District.

Chair Palma recused herself from this agenda item and turned the meeting over to Vice-Chair Mendieta.

Member Mazzitti was contacted by Wafaa Aborashed to meet with a group of homeowners and declined.

The Public Hearing was open to the public.

Comments were made by the following individuals supporting the project: Diana Kaempfer and Chien-Wang Chiang.

Comments were made by the following individuals opposing the project: Guo Lan Lan, Simmi Zhu, Jun Di Huang, Lian Xu, Hui Chang Li, Xi Ji Huang, Mei Xing Huang, Pei Yi Huang, Tie Yan Can, Xie Xiaoling, Xiao Ling Chen, Jin Xiao Li, Winnie Liao, Wei Zhong, Janet Palma, Jim Givens, Lili Martinez, Rachel McGrath, Debra Brinson, Bennet Lundquist, Maria Gonzalez, Artemio Gonzalez, Maria Herrera, Larry Hallett, Wanyun Wu, Toney Huang, Sally Huang, Kathy Zhu, Kelly Zhen, Min Zhang, Yuying Wu, Belen Valino and Wafaa Aborashed.

A motion was made by Member Mazzitti, seconded by Member Vierra Houston to close the Public Hearing: 6 Aye, 0 No.

A motion was made by Vice-Chair Mendieta, seconded by Member Santos that the matter of PLN2014-00063 be Approved. The motion carried by the following vote.

**Aye:** 4 - Mendieta, Mazzitti, Solis, Santos

**Nay:** 1 - Crawford

**Abstain:** 1 - Vierra Houston

**Recused:** 1 - Palma

## 7. MISCELLANEOUS

### 7.A. Election of Chair and Vice-Chair

A motion was made by Chair Palma, seconded by Vice-Chair Mendieta to nominate Member Crawford to Chairperson.

A motion was made by Member Mazzitti, seconded by Member Santos to nominate Member Vierra Houston to Chairperson.

The motion to elect Member Crawford to Chairperson carried by the following vote: 6 Aye, 1 No.

The motion to elect Member Vierra Houston to Chairperson failed by the following vote: 1 Aye, 6 No.

A motion was made by Member Santos, seconded by Member Mazzitti, to

noninate Member Vierra Houston to Vice-Chairperson.

The motion to elect Member Vierra Houston to Vice-Chairperson carried by the following vote: 6 Aye, 1 Abstain.

**8. MEMBERS' COMMENTS**

Chair Palma commented on her year as Chairperson and thanked the board and City Staff for their service.

Vice-Chair Mendieta thanked Chair Palma for her service and is looking forward to Member Crawford as Chairperson.

Member Vierra Houston thanked Chair Palma and Vice-Chair Mendieta for their service as Chairs on the BZA. Member Vierra Houston commented on role of the BZA and being able to serve the community that they live in.

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

None.

**10. ADJOURN**

The meeting was adjourned at 10:38 p.m.

Vierra Houston/Crawford: 7 Aye, 0 No