



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

Thursday, September 5, 2019

7:00 PM

City Council Chambers

1. ROLL CALL

Present: 6 - Chair Solis; Vice Chair Falero; Commissioners Boldt, Vierra Houston, Santos, Pon
Absent: 1 - Commissioner Breslin

2. PUBLIC COMMENTS

None.

3. MINUTES

A motion was made by Commissioner Vierra Houston, seconded by Commissioner Boldt, that the August 1, 2019 Meeting Minutes be Received and Filed.

The motion carried by the following vote:

Ayes: 6 - Chair Solis; Vice Chair Falero; Commissioners Boldt, Vierra Houston, Santos, Pon
Absent: 1 - Commissioner Breslin

3.A. Draft Minutes of the Meeting of August 1, 2019

Attachments: [8-1-2019 PC-BZA Minutes_Draft](#)

4. CORRESPONDENCE

Secretary Mogensen stated that four public comments were received after the agenda packets went out, for hearing item 6.A., PLN17-0034.

5. ORAL COMMUNICATIONS

None.

6. PUBLIC HEARINGS

6.A.

PLN17-0034; Rezone from CC Commercial Community and RS Residential Single-Family to CC(PD) and RS(PD) Planned Development Overlay District; Zoning Amendment, Planned Development, Site Plan Review, and Tentative Map to construct a 20-unit, three-story residential townhome condominium development on a 0.97 acre site at 311 MacArthur Boulevard; Alameda County Assessor's Parcel Numbers 76-311-30-1, 76-311-1-3, 76-311-3, 76-311-4, 76-311-5; David Langon (applicant); 311 MacArthur Boulevard LLC (property owner).

Attachments: [1_Plan Exhibits A-Q](#)
 [2_Inclusionary Housing Plan](#)
 [3_Informational Flyer](#)
 [4_Vicinity Map](#)

Grace Wu, Senior Planner, presented and answered clarifying questions.

Applicant David Langon answered clarifying questions.

Chair Rick Solis opened and closed the Public Hearing.

The following people spoke: Sue Chen; Kevin Adams; Jamillah Cox; Ollie Cox; Kristian Wong; Marcellino Lloyd.

Commissioner Vierra Houston made a motion to approve the resolution, seconded by Commissioner Boldt, recommending City Council approval of the 20-unit, three-story residential townhome condominium development, with the following conditions:

- Lighted, signalized crosswalk on MacArthur Boulevard
- Speed bumps on Herma Court
- Parking shall be required in the garages to be identified in the CC&R's and enforced by the HoA

The motion passed by the following vote:

Ayes: 6 - Chair Rick Solis; Vice Chair Falero; Commissioners Boldt, Vierra Houston, Pon, Santos
Absent: 1 - Breslin

6.B.

Planning Commission Resolution No. 19-009, Recommending City Council approval of a Zoning Amendment, Planned Development, Tentative Map, and Site Plan Review for 311 MacArthur Boulevard (PLN17-0034)

Attachments: [Exhibit A Zoning Map Amendment](#)
[Exhibit B Recommended Findings](#)
[Exhibit C Recommended Conditions](#)
[CEQA Consistency Memo](#)

7. MISCELLANEOUS

None.

8. MEMBERS' COMMENTS

Chair Rick Solis offered the Board's condolences in regards to Commissioner Tony Breslin's mother's passing.
Commissioner Santos congratulated Commissioner Boldt on his college graduation.

9. STAFF UPDATES/PROJECT STATUS REPORT

Secretary Mogensen informed the Commissioners that they will most likely be reviewing the Zoning Code update at the next meeting in October and a conditional use permit.
Secretary Mogensen informed the Board about the upcoming training session at Sonoma State University.

10. ADJOURN

The meeting was adjourned at 8:32 pm, motioned by Commissioner Boldt, seconded by Commissioner Vierra Houston.