



City of San Leandro

Civic Center
835 East 14th Street
San Leandro, California

Draft Minutes

Planning Commission

Chair Kenneth Pon, At Large (1)
Vice Chair Jim Hussey, District 5
Denise Abero, District 3
Tom Baker, District 2
Richard Brennan, District 4
Tony Breslin, District 1
Esther Collier, District 6

Thursday, November 16, 2017

7:00 PM

City Council Chambers

1. **ROLL CALL**

2. **PUBLIC COMMENTS**

None.

3. **MINUTES**

3.A. [17-675](#) Draft Minutes of the Meeting of June 15, 2017

Attachments: [06-15-17 PC Minutes_Draft](#)

A motion was made by Commissioner Abero, seconded by Commissioner Baker, that the June 15, 2017 Minutes be Received and Filed. The motion carried by the following vote:

Aye: 5 - Vice Chair Hussey, Abero, Baker, Brennan, Breslin

4. **CORRESPONDENCE**

Secretary Liao announced that there was 1 piece of written correspondence from Planning Commission Chair Ken Pon who was not able to attend. Copies of this correspondence were presented to the Planning Commission and a copy was provided in a binder outside the Council Chambers for the public to view.

Senior Planner Penaranda announced that 57 emails were also received and placed on the dais for each of the Planning Commissioners.

5. **ORAL COMMUNICATIONS**

None.

7. **PUBLIC HEARINGS**

6.A. [17-640](#)

PLN17-0021, Proposed Rezoning, Planned Development, and Site Plan Review Permit; rezoning the parcel from P Professional Office District to DA-3(PD), Downtown Area 3, Planned Development Overly District; planned development and site plan review to construct a new four-story, multi-family residential building comprising 73 units, including 72 two-bedroom units and one three bedroom unit; 1388 Bancroft Avenue (parcel at Bancroft Avenue, and Estudillo and Joaquin Avenues); Alameda County Assessor's Parcel Number 77-524-12-4; T. Silva, Eden Realty (Applicant); Silva and Gonsalves Trust (Property Owner).

Attachments: [Vicinity Map.pdf](#)
[Resolution to Deny Rezoing PD SPR.pdf](#)
[Applicants Supporting Material 1 of 2.pdf](#)
[Applicants Supporting Material 2 of 2.pdf](#)
[Emails correspondence received.pdf](#)
[Exhibits A-DD.pdf](#)
[Exhibis EE Color Materials Board.pdf](#)
[Downtown TOD Figure 1.pdf](#)

On advice from the Fair Political Practices Commission (FPPC), Commissioner Breslin recused himself due to a conflict of interest.

Vice Chair Hussey confirmed there was a quorum.

Vice Chair Hussey asked if any of the remaining commissioners had any ex parte communication they'd like to disclose.

Commissioners Abero, Baker, Brennan and Vice Chair Hussey all disclosed they had ex parte communication with Mr. Silva. Vice Chair Hussey stated he also had ex parte communication with Evan and Debbie Adams and Sheet Metal Local 104.

Senior Planner Penaranda presented the Staff Report and answered clarifying questions.

Applicant Tom Silva presented and answered clarifying questions.

Architect Shawn Alexander answered clarifying questions.

Vice Chair Hussey opened the Public Hearing.

The following people commented in support of the project: Orin Hite, Bill Mulgrew, Ben Ball, Eduardo Villagomez, Andreas Cluver, Rob Stoker, Paul Anzel, Victoria Fierce.

The following people commented in opposition of the project: Karen Diaz, Sarah Bailey, Jacques Verdier, Maggi Carlson, Nancy Pretto, Lisa Douzos, Laurie Harbeck, Ernesto Ray, John W. Carlson, Jody Ginsberg, Al Frates, Tom Quigley, Susan Hupp, Nancy Bucy, Leona Wong, John Manuel, Debbie Martin, Lori Cho, Tom Dambly, Cathy Gardner, Leah Scheibe, Cecelia McBride, Debra

Blondheim, Annie Love-Villiers, Alan Villiers, Jim Holton, Vince Genovese, Karen Chen, Aaron Bukofzer, Jenni Romero, Jeanne Kinkella, Rose Riskind, Maurice Sternemann, Evan Adams, David Ruedi, Stephen Cassidy, Michael Pretto, Jan Newbold, Lindsey White on behalf of Kristine Richter, Philip Daly, Kay Marine, Michelle Murray, Judy Seidmeyer, Robert C. Mercer, Ryan Probasco, Natalie Brophy, Debbie Adams, Rick Pember, Lindsey White on behalf of Vincent Ray, MD, Haldis Fearn.

Secretary Liao announced that Emily Griego passed a communication to the Commissioners on behalf of the Chamber of Commerce in support of the project.

Tom Silva presented a rebuttal.

Vice Chair Hussey closed the Public Hearing.

A motion was made by Commissioner Abero, seconded by Vice Chair Hussey, to approve the recommendation by staff to deny the zoning change. The motion failed by the following vote:

Ayes: 2 - Abero, Vice Chair Hussey

No: 2 - Baker, Brennan

A motion was made by Commissioner Brennan, seconded by Vice Chair Hussey to continue the Public Hearing to the December 14, 2017 Planning Commission Special Meeting at 7pm in the Council Chambers. The motion passed by the following vote:

8. MISCELLANEOUS

A motion was made by Vice Chair Hussey, seconded by Commissioner Brennan, to table the election of Chair and Vice Chair to the next Planning Commission meeting: 4 Ayes, 0 No, 1 Abstain (Breslin).

9. MEMBERS' COMMENTS

Commissioner Brennan noted that the City needs to undertake a "mini" TOD plan for the areas along and around Bancroft/Estudillo.

10. STAFF UPDATES/PROJECT STATUS REPORT

None.

11. ADJOURN

Commissioner Abero motioned to adjourn, seconded by Vice Chair Hussey: 5 Ayes. Meeting adjourned at 10:57 pm.