



City of San Leandro

Civic Center
835 East 14th Street
San Leandro, California

Minutes

Board of Zoning Adjustments

Chair Michael Santos, District 5
Vice Chair Rick Solis, District 3
Jeff Falero, District 2
Thomas Fitzsimons, At Large (5)
Marguerite Mazzitti, District 1
Catherine Vierra Houston, District 4
Vacancy, District 6

Thursday, January 4, 2018

7:00 PM

City Council Chambers

1. ROLL CALL

Present: 5 - Chair Santos, Falero, Fitzsimons, Mazzitti, Vierra Houston

Absent: 1 - Vice Chair Solis

After staff introductions, Secretary Mogensen introduced the DCARA sign language interpreters for this evening's meeting, Aaron Brace and Shawn Merriman-Roberts.

2. PUBLIC COMMENTS

None.

3. MINUTES

3.A. [18-007](#)

Draft Minutes of the Meeting of December 7, 2017

Attachments: [12-07-17 BZA Draft Minutes](#)

A motion was made by Member Falero, seconded by Member Fitzsimons, that the December 7, 2017 Minutes be Received and Filed. The motion carried by the following vote:

Aye: 4 - Chair Santos, Falero, Fitzsimons, Vierra Houston

Abstain: 1 - Mazzitti

Absent: 1 - Vice Chair Solis

4. CORRESPONDENCE

Senior Planner Penaranda stated he received 2 emails against and 2 emails in support of item 6.A. on this evening's agenda and copies of these were placed on the dais for board members to view.

5. ORAL COMMUNICATIONS

Senior Planner Penaranda stated that he received 1 phone call against item 6.A. on this evening's agenda.

6. PUBLIC HEARINGS

6.A. [17-730](#)

PLN17-0061; Site Plan Review to construct a 62-unit affordable multi-family residential building, which includes 22 studio units, 22 one-bedroom units and 18 two-bedroom units, at 1604 and 1642 San Leandro Boulevard (southeast corner of San Leandro Boulevard and Parrott Street). The proposed new building would be four-story construction above a parking level that would contain 31 parking spaces. Assessor's Parcel Numbers 75-28-1-2 and 75-28-11-2; S. Criscimagna, Eden Housing, Inc., applicant; Parrott Street Investors, LLC, property owner; DA-4 Downtown Area 4 District.

Attachments: [Vicinity Map 1-4-2018.pdf](#)
[Applicants Statement.pdf](#)
[General Plan Conformance Attachment.pdf](#)
[FINDINGS OF FACT - Jan 4 2018.pdf](#)
[Recommended COA Jan 4 2018.pdf](#)
[Exhibits A-J.pdf](#)
[Exhibits K-T.pdf](#)
[Exhibits U-CC.pdf](#)
[Commendation Letter from San Leandro Police.pdf](#)

Senior Planner Penaranda presented and answered clarifying questions.

Applicant Susie Criscimagna from Eden Housing presented and answered clarifying questions.

The architect for the project from KTGy, Jessica Musick, answered clarifying questions.

Chair Santos opened the Public Hearing.

The following people spoke in support of the project: Leo West, Raymond Rodgers

The following people spoke against the the project: James W. Blaine III, Sorin Alexe, Brenda Bailey, Richard Kirby, Dionisio Santiago II, Anton Frates

Current resident, Mary Ellen Garcia spoke about displacement concerns.

A motion was made by Member Vierra Houston, seconded by Member Mazzitti to close the Public Hearing.

A motion was made by Member Mazzitti, seconded by Member Vierra Houston to approve the matter of PLN17-0061.

The motion carried by the following vote:

Aye: 4 - Chair Santos, Fitzsimons, Mazzitti, Vierra Houston

Abstain: 1 - Falero

Absent: 1 - Vice Chair Solis

7. MISCELLANEOUS

None.

8. MEMBERS' COMMENTS

Member Fitzsimons inquired if there were any updates as to when the vacant seat in District 6 would be filled.

Secretary Mogensen announced that Council Member Ballew will be announcing his nominee to this position at the February 5, 2018 Council Meeting.

9. STAFF UPDATES/PROJECT STATUS REPORT

Secretary Mogensen announced that Dispersa Labs received a temporary license and Blum cannabis dispensary is scheduled for hearing before the BZA on February 1, 2018.

10. ADJOURN

The meeting was adjourned at 8:54 p.m., motioned by Member Mazzitti, seconded by Member Vierra Houston by the following vote:

Aye: 5 - Chair Santos, Falero, Fitzsimons, Mazzitti, Vierra Houston