



City of San Leandro

Civic Center
835 East 14th Street
San Leandro, California

Meeting Agenda

Planning Commission and Board of Zoning Adjustments

Vice Chair Dylan Boldt, District 6

Tony Breslin, District 1

Luis Mendoza, District 2

Kenneth Pon, At Large (1)

Michael Santos, District 5

Rick Solis, District 3

Anthony Tejada, District 4

Thursday, May 6, 2021

7:00 PM

Access via information below

The regularly scheduled Planning Commission and Board of Zoning Adjustments public hearing will be conducted via teleconferencing. Members of the public may observe, participate, and provide comments during the hearing remotely, using the instructions below. We ask that all participants follow the same decorum while teleconferencing as during a regular meeting.

This meeting is being held in accordance with the State Emergency Services Act, the Governor's Emergency Declaration related to COVID-19, and the Governor's Executive Order N-29-20 issued on March 17, 2020, to allow attendance by members of the Planning Commission and Board of Zoning Adjustments by teleconference, videoconference, or both.

If you would like to speak on an agenda item, you can access the meeting remotely:

Join from a PC, Mac, iPad, iPhone, or Android device: Please use this URL:
<https://us02web.zoom.us/j/97779378406>

If you do not wish for your name to appear on the screen, use the drop-down menu and click on "rename" to rename yourself to be anonymous.

Or join by phone:

*67 1-669-900-6833

Enter Meeting ID: 977 7937 8406#

If you want to comment during the public comment portion of the agenda, press *9 and you will be selected from the meeting queue.

You can also submit your comments by e-mail to: planner@sanleandro.org

To give staff adequate time to print out your comments for consideration at the meeting, please submit your written comments prior to noon on the day of the meeting.

1. ROLL CALL

1.A. Election for a new Chair

2. PUBLIC COMMENTS

Public Comments are limited to 3 minutes per person. The public is invited to make any comments related to Agenda items that are NOT listed under Public Hearings or other items of public interest at this time. If you wish to comment on an item listed under the Public Hearings portion of the agenda, you will have an opportunity to do so when the item is heard.

3. MINUTES

3.A. [21-251](#) Draft Minutes of the Meeting of February 4, 2021

4. CORRESPONDENCE

5. ORAL COMMUNICATIONS

6. PUBLIC HEARINGS

Public Hearing items may be heard as either the Planning Commission or the Board of Zoning Adjustments. Applications that are recommended for approval by the Planning Commission will be forwarded to the City Council for final action. Actions by the Board of Zoning Adjustments are final unless appealed. If the Planning Commission or the Board of Zoning Adjustments DENIES an application, the decision is final unless an appeal form is filed with the City Clerk within 15 days of the date of the action. The form shall specifically state the reason for the appeal. An appeal fee is required.

6.A. [21-243](#) PLN20-0030; Conditional Use Permit to convert an existing commercial building into mixed-use residential, with one residential unit and one commercial unit at 511 Estudillo Avenue; Assessor's Parcel Number 077-0525-010-02; T.D. Kieu (applicant/property owner); P Professional Office District.

6.B. [21-244](#) RESOLUTION No. 2021-004 of the Board of Zoning Adjustments of the City of San Leandro, approving a Conditional Use Permit for PLN20-0030 at 511 Estudillo Avenue.

6.C. [21-241](#) PLN18-0036; Conditional Use Permit, Parking Exception, and Site Plan Review to construct a 196-unit five-story mixed-use residential development with a ±23,000 SF supermarket and ±5,600 SF ground floor retail space with 286-space parking garage located on a 1.6 acre site at 1188 E. 14th Street. Zoning District DA-1(S) Downtown Area 1 District (Special Policy Area 3); Assessor's Parcel Number 77-447-14-6, 77-447-7-1, 77-447-14-7, 77-447-15-6; 14th & Callan Street Developer LLC (Applicant and Property Owner).

- 6.D. [21-242](#) RESOLUTION 2021-002 of the Board of Zoning Adjustments of the City of San Leandro approving a Conditional Use Permit, Parking Exception, and Site Plan Review for PLN18-0036, a mixed-use transit-oriented development located at 1188 E. 14th St.
- 6.E. [21-213](#) Staff Report for a Resolution of the Planning Commission Finding that a Drainage Easement over a Portion of the Dredge Material Disposal Site is in Conformance with the City of San Leandro General Plan.
- 6.F. [21-215](#) PLANNING COMMISSION RESOLUTION No. 2021-003, Finding that a Drainage Easement over a Portion of the Dredge Material Disposal Site is in Conformance with the City of San Leandro General Plan.

7. MISCELLANEOUS

8. MEMBERS' COMMENTS

9. STAFF UPDATES/PROJECT STATUS REPORT

10. ADJOURN

Upon recognition by the Planning Commission and Board of Zoning Adjustments, the public is invited to speak on any item on the agenda.

If special accommodations are required for the disabled, please call the Planning Division at 577-3415 or TDD 577-3343.