



# City of San Leandro

Civic Center  
835 East 14th Street  
San Leandro, California

## Minutes

### Planning Commission and Board of Zoning Adjustments

*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*

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Thursday, May 6, 2021

7:00 PM

Access via information below

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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](mailto: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

Remote: Vice Chair Boldt; Commissioners Breslin, Mendoza, Pon, Santos, Solis, Tejada

### 1.A. Election for a new Chair

City Attorney Kris Kokotaylo conducted the selection of a new Chair.

Commissioner Santos nominated Vice Chair Boldt for the Chair, seconded by Commissioner Solis.

The motion passed by the following vote:

Ayes: 7 - Vice Chair Boldt; Commissioners Breslin, Mendoza, Pon, Santos, Solis, Tejada

## 2. PUBLIC COMMENTS

None.

## 3. MINUTES

A motion was made by Commissioner Pon, seconded by Commissioner Solis, that the February 4th, 2021 minutes be Received and Filed.

The motion passed by the following vote:

Ayes: 7 - Chair Boldt; Commissioners Breslin, Mendoza, Pon, Santos, Solis, Tejada

### 3.A. Draft Minutes of the Meeting of February 4, 2021

Attachments: [2-4-2021 PC-BZA Minutes\\_Draft](#)

## 4. CORRESPONDENCE

Secretary Mogensen stated that there were four pieces of correspondence received after the agenda packet had gone out, for items 6.C. and 6.D. on tonight's agenda. One of the items was received after the deadline, but it was still provided to the Commissioners.

## 5. ORAL COMMUNICATIONS

None.

## 6. PUBLIC HEARINGS

Senior Planner Ajana Mepani presented the staff report and answered clarifying questions.

- 6.A.** 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.

**Attachments:** [Vicinity Map](#)  
[Applicant Statement](#)  
[Plan Exhibits A-H](#)

- 6.B.** 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.

**Attachments:** [Exhibit A](#)  
[Exhibit B](#)

A motion was made by Commissioner Breslin to approve the resolution, seconded by Commissioner Solis.

The motion passed by the following vote:

**Ayes: 9 - Chair Boldt; Commissioners Breslin Mendoza, Pon, Santos, Solis, Tejada**

- 6.C.** 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).

**Attachments:** [Vicinity Map PLN18-0036](#)  
[PLN18-0036 Plan Exhibits A through D](#)  
[Project Conformance Table](#)  
[CHS Parking Study](#)  
[Inclusionary Housing Plan](#)  
[General Plan Conformance Statement](#)  
[CEQA Infill Checklist Final PLN18-0036](#)  
[Appendix A Air Quality GHG](#)  
[Appendix B Community Health Risk Assessment](#)  
[Appendix C Geotechnical](#)  
[Appendix D Environmental Hazards](#)  
[Appendix E Noise](#)  
[Appendix F Transportation Impact Study](#)  
[Appendix G AB 52](#)

Andrew Mogensen, Planning Manager, presented the staff report and answered clarifying questions. Tom Liao, Community Development Director answered clarifying questions. Applicant, Justin Osler, presented and answered clarifying questions.

The following people spoke:

Kiet Wu  
Michael Lozeau  
Emily Griego  
Morgan Mack- Rose  
Antonio Munoz  
Kelilah Federman  
Sorell Tsui  
Brian Werner  
Joe Hernandez  
Sarah Bailey  
Dan Pauline

Greg Goodfellow, PlaceWorks, CEQA Consultant, answered clarifying questions.

**6.D.**

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.

**Attachments:** [Exhibit A PLN18-0036 Recommended Findings of Fact](#)  
[Exhibit B PLN18-0036 Recommended COA](#)

A motion to approve the resolution was made by Commissioner Pon. There was no second and the motion failed.

A motion was made by Commissioner Breslin, seconded by Commissioner Santos, to approve the resolution and include electrical HVAC and solar panels and increase inclusionary housing from 5 units to 10 units.

The motion passed by the following vote:

Ayes: 4 - Chair Boldt; Commissioners Breslin, Santos, Solis

Ney: 3 - Commissioners Mendoza, Pon, Tejada

- 6.E.** 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.

Attachments:    [Attachment A Aerial Photograph](#)  
                          [Attachment B General Plan Land Use Map](#)  
                          [Attachment C Estudillo Canal Watershed](#)

Nick Thom, City Engineer, presented the staff report and answered clarifying questions.

- 6.F.** 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.

A motion was made by Commissioner Pon and seconded by Commissioner Solis.

The motion passed by the following vote:

Ayes: 7 - Chair Boldt; Commissioners Breslin, Mendoza, Pon, Santos, Solis, Tejada

## **7. MISCELLANEOUS**

None.

## **8. MEMBERS' COMMENTS**

Commissioner Breslin questioned the Bay Fair TOD Specific Plan discussed at the November 5, 2020 meeting regarding trailer park residents.

Commissioner Pon welcomed Commissioner Mendoza to the PC/BZA Commission.

Commissioner Solis thanked former Commissioner Falero for his service to the City.

Commissioner Solis welcomed Commissioner Mendoza to the PC/BZA Commission.

Commissioner Mendoza thanked Secretary Mogensen and City Attorney

Kokotaylo for their assistance and thanked his fellow Commissioners for welcoming him to the PC/BZA Commission.

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

Secretary Mogensen announced the next meeting on June 3, 2021. There are two tentative items on the schedule; Draft Climate Action Plan and an Animal Hospital CUP. The Planning Department is currently down two Planners. Secretary Mogensen thanked Tom Liao, Community Development Director, Avalon Schultz, Principal Planner and Katie Bowman, Economic Development Manager, for their assistance during this difficult time. Secretary Mogensen thanked the Commissioners for their service.

Tom Liao, Community Development Director, welcomed Commissioners Tejada and Mendoza to the PC/BZA Commission and thanked all the Commissioners for their service.

## **10. ADJOURN**

Commissioner Santos made a motion to adjourn the meeting, seconded by Commissioner Solis.

The meeting was adjourned at 11:22pm.