



# 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*

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Thursday, October 3, 2019

7:00 PM

City Council Chambers

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#### 1. ROLL CALL

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

#### 2. PUBLIC COMMENTS

None.

#### 3. MINUTES

A motion was made By Commissioner Pon, seconded by Commissioner Boldt, that the September 5, 2019 Meeting Minutes be Received and Filed.

The motion carried by the following vote:

Ayes: 6 - Chair Solis; Vice Chair Falero; Commisioners Breslin, Boldt, Santos, Pon

Abstain: 1 - Commissioner Breslin

Absent: 1 - Commissioner Vierra Houston

#### 3.A. Draft Minutes of the Meeting of September 5, 2019

Attachments: [9-5-2019 PC-BZA Minutes\\_Draft](#)

#### 4. CORRESPONDENCE

Secretary Mogensen stated that he included a document in the board package, outlining the City's new Short Term Rental Program.

Secretary Mogensen stated that four or five public comments were received after the packets went out, for hearing item 6. A., PLN 19-0047; and 1 public comment was received after the packets went out, for hearing 6. C., PLN17-0069.

## 5. ORAL COMMUNICATIONS

None.

## 6. PUBLIC HEARINGS

- 6.A.** PLN19-0047; Consideration of a Conditional Use Permit approval to allow Retail Sales in an existing 720 square-foot building at 1501 Clarke Street. Per Zoning Code 2-640.B.16, Retail Sales is allowed in the DA-3 zoning district, subject to the approval of a Conditional Use Permit. Zoning District: DA-3 Downtown Area-3; Alameda County Assessor's Parcel Number: 075-0021-006-00; Margie Diaz (applicant and property owner).

**Attachments:** [Vicinity Map](#)  
[Applicant Statement](#)  
[Public Comments Received](#)  
[Exhibits A-J](#)

Lourdes Juarez, Planner I, presented and answered clarifying questions.

Chair Rick Solis opened and closed the Public Hearing.

The following people spoke: Loren Diaz; Teresa Lawrie; Sydney Hawes; Miriam Lara

The motion passed by the following vote:

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

- 6.B.** Resolution No. 2019-011 of the Board of Zoning Adjustments of the City of San Leandro, Approving a Conditional Use Permit for 1501 Clarke Street (PLN19-0047).

**Attachments:** [Recommended Conditions of Approval](#)  
[Recommended Findings of Fact](#)

- 6.C.** PLN17-0069; Zoning Amendment, Planned Development, Site Plan Review and Tentative Map to rezone from RS Residential Single-Family to RM-3000(PD) Residential Multi-Family, Planned Development Overlay District to construct a six-unit, two- and three-story townhome condominium development on a 0.48 acre site at 874 Lewelling Boulevard; Assessor's Parcel Number 80G-1114-3-2; GKW Architects, Inc. (applicant) and Bucheng Li and Zhu Yurong (property owners).

**Attachments:**    [Exhibits A-Z](#)  
[181213 Lewelling Neighbor Notices](#)  
[In-Lieu Fee Calculation](#)  
[PLN17-0069 Noise Study](#)  
[Vicinity Map](#)

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

Chair Rick Solis opened and closed the Public Hearing.

Gorden Wong, architect and Jenny Wong, designer for this project, answered clarifying questions.

The following people spoke: D. Walsh; Chris Bammer

Commissioner Breslin made a motion to approve the resolution, seconded by Vice Chair Falero. Vice Chair Falero made a friendly amendment to Commissioner Breslin's motion, seconded by Commissioner Boldt, recommending City Council approval of the 6-unit, two- and three-story townhome condominium development with the following conditions:

- appliances and HVAC equipment shall be electric
- photovoltaic panels shall be installed on the property.
- If conditions arise with parking problems, the item will be returned to City Council for consideration of additional measures.

The motion passed by the following vote:

**Ayes: 6 - Chair Solis; Vice Chair Falero; Commissioners Boldt, Breslin, Pon, Santos**

**Absent: 1 - Vierra Houston**

**6.D.**

RESOLUTION of the Planning Commission to recommend to City Council approval of a Zoning Amendment, Planned Development, Tentative Map, and Site Plan Review for 874 Lewelling Boulevard (PLN17-0069).

**Attachments:**    [A Zoning Map Amendment](#)  
[B PLN17-0069 Rec FND](#)  
[C PLN17-0069 Rec COA](#)

**7. MISCELLANEOUS**

None.

**8. MEMBERS' COMMENTS**

Commissioner Breslin discussed his interest in the City requiring applicants to have electrical appliances.

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

Secretary Mogensen informed the Commissioners that the City has hired a new sustainability manager, by the name of Fei Mok, who will be working on the City's climate action plan. The City is in the process of selecting a consultant to help prepare that document. The newly hired sustainability manager will come before this Body in the future to introduce themselves and talk about this topic further.

Secretary Mogensen told the Board that the annual training is typically held on the first Saturday in December at Sonoma State University, an exact date was not available at this point.

**10. ADJOURN**

The meeting was adjourned at 8:49 pm, motioned by Commissioner Boldt, seconded by Vice Chair Falero.