



# 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 Richard Brennan, District 4*  
*Denise Abero, District 3*  
*Tom Baker, District 2*  
*Tony Breslin, District 1*  
*Esther Collier, District 6*  
*Jim Hussey, District 5*

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Thursday, November 15, 2018

7:00 PM

City Council Chambers

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#### 1. ROLL CALL

Present 6 - Chair Pon, Vice Chair Brennan, Abero, Breslin, Collier, Hussey

Absent 1 - Baker

#### 2. PUBLIC COMMENTS

The following person commented on the walkway located at East 14th Street and MacArthur Boulevard: Pat Ryan

#### 3. MINUTES

##### 3.A. [18-586](#)

Draft Minutes of the Meeting of August 16, 2018

Attachments: [08-16-18 PC Minutes Draft](#)

A motion was made by Commissioner Collier, seconded by Commissioner Hussey, that the August 16, 2018 Minutes be Received and Filed. The motion carried by the following vote:

Aye: 5 - Chair Pon, Vice Chair Brennan, Breslin, Collier, Hussey

Abstain: 1 - Abero

Absent: 1 - Baker

#### 4. CORRESPONDENCE

None.

#### 5. ORAL COMMUNICATIONS

None.

#### 7. PUBLIC HEARINGS

- 7.A. [18-576](#) Professional Office (P) Zoning District and Commercial and Professional Development Regulations Zoning Code Updates

**Attachments:** [City Council Staff Report 18-042](#)  
[11-6-18 Proposed P Zoning Code Updates Markup Copy](#)

- 7.B. [18-577](#) RESOLUTION NO. 2018-004 of the Planning Commission of the City of San Leandro, Recommending the City Council Adopt an Ordinance Amending Article 6, Division 2 of the San Leandro Zoning Code, Related to the Development Regulations of Commercial and Professional Zoning Districts.

**Attachments:** [Exhibit A - Clean Copy](#)

Planning Manager Andrew Mogensen presented and answered clarifying questions.

Planner II Wu answered clarifying questions.

Chair Pon opened the Public Hearing.

The following person spoke in favor of the updates: Aaron Bukofzer

Chair Pon closed the Public Hearing.

A motion was made by Vice Chair Brennan, seconded by Chair Pon, that the Planning Commission Adopt Resolution No. 2018-004. The Planning Commission motioned to recommend Council approval of the staff recommended zoning code amendments with an exception to include a provision to allow a 50 foot height limit for P-zoned parcels greater than 10,000 square feet that are surrounded on all sides by other zones with a 50 foot height limit.

The motion carried by the following vote:

Aye: 4 - Chair Pon, Vice Chair Brennan, Abero, Breslin

Noes: 2 - Hussey, Collier

Absent: 1 - Baker

## 8. MISCELLANEOUS

None.

## 9. MEMBERS' COMMENTS

Commissioner Collier had questions regarding Accessory Dwelling Units (ADUs) and was directed to the City Staff for the answers.

Vice Chair Brennan requested people go to the MTC website to view the MTC Horizons Long Range Planning Awards received for some very impactful and

forward looking ideas to help ease transportation problems.

## 10. STAFF UPDATES/PROJECT STATUS REPORT

In response to Vice Chair Brennan's question regarding when the City planned to do a full zoning code update, Secretary Mogensen stated the project has been proposed to Council and the next update to the zoning code would accommodate the Bay Fair TOD plan.

Secretary Mogensen stated that there are potentially two, maybe three, items scheduled for the Planning Commission meeting on December 20, 2018.

Secretary Mogensen also pointed out that one of the items on the Consent Calendar for the Council meeting on November 19, 2018 is an Ordinance in the Municipal Code to allow concurrent Planning Commission and Board of Zoning Adjustment positions and the other item is a Resolution to end the term of everyone whose term ends in 2020 for Planning Commission and Board of Zoning Adjustments. Planning Commission and the Board of Zoning Adjustments will remain to serve in their current capacity until the new people are sworn in.

Planner II Wu, gave an update on the project located at 1188 East 14th Street.

Vice Chair Brennan mentioned that during the development of the most recent revision of the General Plan, it was mentioned that we really needed to look at it with a technology refresh in mind, including things such as autonomous vehicles.

Secretary Mogensen replied that the Council recently adopted the Fiber Optic Master Plan. He stated that other projects are also in progress with the City's Information Services and Economic Development Departments.

## 11. ADJOURN

The meeting was adjourned at 8:28 p.m., motioned by Commissioner Abero, seconded by Commissioner Collier.

**Ayes: 6 - Chair Pon, Vice Chair Brennan, Abero, Baker, Brennan, Breslin, Collier, Hussey**

**Absent: 1 - Baker**