



# City of San Leandro

Civic Center  
835 East 14th Street  
San Leandro, California

## Minutes

### Planning Commission and Board of Zoning Adjustments

*Chair Litha Zuber, District 1*  
*Vice Chair Anthony Tejada, District 4*  
*Dylan Boldt, District 6*  
*Luis Mendoza, District 2*  
*Robert Rich, District 5*  
*Rick Solis, District 3*  
*Vamsi Tabjulu, At Large*

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Thursday, September 7, 2023

7:00 PM

City Council Chambers

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#### 1. ROLL CALL

All members present: Chair Zuber, Vice Chair Tejada, Commissioners Boldt, Mendoza, Rich, Solis and Tabjulu.

#### 2. PUBLIC COMMENTS

None

#### 3. MINUTES

##### 3.A. [23-375](#)

Draft Minutes of the Meeting of August 3, 2023

**Attachments:**     [8-3-2023 PC-BZA Minutes\\_draft](#)

A motion was made by Commissioner Boldt, seconded by Commissioner Mendoza, that the August 3, 2023 Minutes be Received and Filed.

The motion carried by the following vote:

**Ayes: 7 – Chair Zuber, Vice Chair Tejada, Commissioners Boldt, Mendoza, Rich, Solis and Tabjulu**

**Nays: 0**

#### 4. CORRESPONDENCE

Secretary Schultz stated that Planning staff received written correspondence related to the two public hearing items on the agenda that was emailed to the Commissioners before the meeting, and printed copies were placed on the table next to each Commissioner for reference.

#### 5. ORAL COMMUNICATIONS

Secretary Schultz stated that Planning staff received oral communications related to the agenda items.

## 6. PUBLIC HEARINGS

### 6.A. [23-404](#)

PLN23-0011; Consideration of a Conditional Use Permit to modify an existing approval to host rental events at 561 Lafayette Avenue. Zoning District: RS, Residential Single Family; and a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant CEQA Guidelines Section 15301; Alameda County Assessor's Parcel Number 075-0178-01; Alta Mira Club (applicant and property owner).

**Attachments:**     [Attachment 1 - Draft Resolution 2023-XX PLN23-0011](#)  
                              [Attachment 2 - Original ZA-90-1 COAs](#)

Senior Planner, Cindy Lemaire, presented and answered clarifying questions.

President of Alta Mira Club, Charlotte Smith, and Caretaker at Alta Mira Club, Shirley Mendez, presented and answered clarifying questions.

There were nine public speakers for this item:

1. Lawrence Cappuccio
2. Susan Patrick
3. Corina Lopez
4. Larry Lucay
5. Kent Winger
6. John Minot
7. Catherine Barragan
8. Cindy Simons
9. Isabel Polvorosa

The Commissioners discussed recommendations and amendments.

Secretary Schultz and Senior Planner Lemaire answered clarifying questions.

City Attorney, Richard Pio Roda answered clarifying questions.

A motion was made by Commissioner Tejada and seconded by Commissioner Boldt to adopt the resolution to approve Conditional Use Permit PLN23-0011 based on the recommended findings of fact and subject to the recommended condition of approval with the following amendments:

- No more than two rental events per weekend (Saturday and Sunday);
- One representative shall monitor the event indoors and one shall monitor the event outdoors; and
- Within six months and one year following the approval, City staff and the applicant shall hold a neighborhood meeting to address any concerns about event management, particularly regarding trash, parking, and security, and establish a set of 'best management practices.' Owners and residents within 500 feet of the subject site shall be notified in advance of the meeting.

The motion carried by the following vote:

**Ayes: 6 – Chair Zuber, Vice Chair Tejada, Commissioner Boldt, Rich, Solis and**

**Tabjulu**

**Nays: 1 - Mendoza**

**6.B. [23-419](#)**

PLN22-0037; Consideration of a Conditional Use Permit and Administrative Site Plan Review for a 180-unit multi-family residential development and related site improvements located at 1145-1199 E. 14th Street; Zoning District: DA-1(S), Downtown Area-1, Special Review Overlay; Alameda County Assessor's Parcel Numbers: 75-1-3, 75-1-4, 75-1-5, 75-1-6, 75-1-7-2, 75-1-8-2, 75-1-9-2, and 75-1-10-2, and a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant CEQA Guidelines Section 15332; Bob Pickett (applicant); Beam Development, LLC (property owner).

**Attachments:**    [Attachment 1 - Draft BZA Resolution 23-XX](#)  
[Attachment 1 - Exhibit A - Project Plans](#)  
[Attachment 2 - Compliance Table - Town Hall Square](#)  
[Attachment 3 - Class 32 CEQA Exemption Report 1199 E 14th St](#)  
[Attachment 4 - Inclusionary Housing Plan](#)  
[Attachment 5 - General Plan Goals and Policies](#)  
[Attachment 6 - Project Location, Existing Conditions & History.](#)

Secretary Schultz, on behalf of Associate Planner, Binh Nguyen, presented and answered clarifying questions.

Property Owner, Beam Development LLC officers, Anita Bajaj and Mukesh Bajaj, presented and answered clarifying questions.

The applicant, Bob Pickett, on behalf of the property owner Beam Development LLC, presented and answered clarifying questions.

An Architect from BDE Architecture presented and answered clarifying questions.

Secretary Schultz noted that a standard condition of approval requiring a construction management plan, as discussed on page 18, Section 3.4 of the CEQA Exemption Report, was inadvertently omitted from the list of conditions of approval. Secretary Schultz recommended that this standard condition of approval be added to a motion for approval.

There were five public speakers for this item:

1. John Minot
2. Morgan Mack-Rose
3. Emily Griego
4. Madhuri Anji
5. Patricia Mellard

A motion was made by Commissioner Solis and seconded by Commissioner Mendoza to adopt the Resolution determining that the project is categorically except from the California Environmental Quality Act (CEQA) pursuant to CEQA

Guidelines Section 15332 and approving PLN22-0037 Conditional Use Permit and Administrative Site Plan Review for the proposed 180-Unit Multi-Family Project located at 1145-1199 E. 14th Street based on the recommended findings of fact and subject to the recommended conditions of approval, with the addition of the City's standard condition of approval requiring that a construction management plan be submitted for review and approval prior to issuance of building or grading permits.

The motion carried by the following vote:

Ayes: 7 – Chair Zuber, Vice Chair Tejada, Commissioners Boldt, Mendoza, Rich, Solis and Tabjulu

Nays: 0

**7. MISCELLANEOUS**

None

**8. MEMBERS' COMMENTS**

None

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

Secretary Schultz introduced the City's new Planning Manager, Wayland Li.

**10. ADJOURN**

The meeting was adjourned at 10:05pm.