



# City of San Leandro

Civic Center  
835 East 14th Street  
San Leandro, California

## 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, December 20, 2018

7:00 PM

City Council Chambers

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#### 1. ROLL CALL

Present: 7 - Chair Pon, Vice Chair Brennan, Abero, Baker, Breslin, Collier, Hussey

#### 2. PUBLIC COMMENTS

None.

#### 3. MINUTES

##### 3.A. Minutes of the Meeting of November 15, 2018

Attachments: [11-15-18 PC Minutes\\_Draft](#)

A motion was made by Commissioner Abero, seconded by Commissioner Collier, that the November 15, 2018 Meeting Minutes be Received and Filed. The motion carried by the following vote:

Aye: 5 - Chair Pon, Abero, Breslin, Collier, Hussey

Abstain: 2 - Vice Chair Brennan, Baker

#### 4. CORRESPONDENCE

Secretary Mogensen stated that 13 items were received by 2:30pm this afternoon after the agenda packets went out, but before 5:30pm - all in response to 1388 Bancroft Ave, PLN18-0046. An additional item, including an attachment was received at 6:00pm. All items are in front of the PC commissioners.

#### 5. ORAL COMMUNICATIONS

None.

#### 6. PUBLIC HEARINGS

- 6.A.** PLN18-0046, Proposed Rezoning, Planned Development, and Site Plan Review Permit; rezoning the parcel from P Professional Office District to P(PD), Professional Office, Planned Development Overly District; Planned Development and Site Plan Review to construct a new three-story, multi-family residential building comprising 45 units, including 43 two-bedroom units and two three bedroom units; and a wireless communication facility at 1388 Bancroft Avenue (parcel at Bancroft Avenue, and Estudillo and Joaquin Avenues); Alameda County Assessor's Parcel Number 77-524-12-4; T. Silva, Eden Realty (Applicant); Silva and Gonsalves Trust (Property Owner).

**Attachments:** [Vicinity Map](#)  
[1388 Bancroft Applicant Statement 12-11-18](#)  
[GreenTRIP Letter and Project Evaluation Report](#)  
[Public Comments Received](#)  
[Exhibits A-O Arch Plan Set](#)  
[Exhibits P-U Landscape Plan Set](#)  
[Exhibits V-BB Civil Plan Set](#)

Secretary Mogensen presented the staff report.

Applicant Tom Silva presented and answered clarifying questions.

Architect Sean Alexander of Access GFA presented and answered clarifying questions.

Edee Irons of Transform California/ Green Trips presented and answered clarifying questions.

Mike Fuse, Project Manager/contractor of Nibbi Construction presented and answered clarifying questions.

Tim Fields of Building Trades Alameda County presented and answered clarifying questions.

Chair Pon opened the Public Hearing.

Public comments were made by the following persons:

Emily Griego, Jerry Garcia, Bill Mulgrew, Ben Ball, Sarah Bailey, Evan Adams, S. Rose Riskind, John Carlson, Patrick A. Richter, James Holton, Jacques Verdier, Scott Rennie, Jeanne Kinkella, Haldis M. Fearon, Cathy Gardner, Steve Parker, Karen Diaz, Linda Parker.  
Randal Gardner filled out a speaker card but did not speak.

Chair Pon closed the Public Hearing.

A motion was made by Commssioner Hussey to recommend City Council approval of the 1388 Bancroft project with the addition of a prohibition on all short term rentals and a requirement that the Parking Management Program

include a preferred parking plan for existing residents and homeowners;  
seconded by Vice Chair Brennan to approve the matter of PLN18-0046.

The motion passed by the following vote:

**Ayes: 4 - Chair Pon, Vice Chair Brennan, Abero, Hussey**

**Abstain: 2 - Baker, Collier**

**Recused:1 - Breslin**

**6.B.** Planning Commission Resolution No. 2018-005 Recommending City Council Adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for PLN18-0046, Planned Development and Site Plan Review for 1388 Bancroft Apartments

**Attachments:** [1388 Bancroft IS-MND PC Resolution 2018-005 Exhibit A](#)

A motion was made by Commssioner Hussey, seconded by Vice Chair Brennan to adopt Resolution No 2018-005.

The motion passed by the following vote:

**Ayes: 4 - Chair Pon, Vice Chair Brennan, Abero, Hussey**

**Abstain: 2 - Baker, Collier**

**Recused:1 - Breslin**

**6.C.** Planning Commission Resolution No. 2018-006, Recommending City Council approval of a Planned Development with Zoning Map Overlay and Site Plan Review for 1388 Bancroft Avenue (PLN18-0046)

**Attachments:** [PD Overlay Zoning Map Amendment](#)  
[Findings of Fact PC Resolution 2018-006](#)  
[Recommended PC Conditions of Approval](#)

A motion was made by Commssioner Hussey, seconded by Vice Chair Brennan to adopt Resolution No 2018-006.

The motion passed by the following vote:

**Ayes: 4 - Chair Pon, Vice Chair Brennan, Abero, Hussey**

**Abstain: 2 - Baker, Collier**

**Recused:1 - Breslin**

**7. MISCELLANEOUS**

None.

**8. MEMBERS' COMMENTS**

Commissioner Brennan noted he wish to aplogize if he offended anyone with his publishing comments.

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

Secretary Mogensen reported that there were a record number of permit applications (101) received during 2018, the highest ever since 2006. He stated that this was the last meeting in this form, as the Planning Commission and Board of Zoning Adjustments meetings will be combined in 2019.

Community Development Director Liao stated that the members will continue to serve until the new Board is formed.

**10. ADJOURN**

The meeting was adjourned at 10:29pm., motioned by Commissioner Collier, seconded by Abero.

Ayes: 7 - Chair Pon, Vice Chair Brennan, Abero, Baker, Breslin, Collier, Hussey