



# City of San Leandro

Civic Center  
835 East 14th Street  
San Leandro, California

## Minutes

### Planning Commission

*Chair Ed Hernandez, District 2*  
*Vice Chair Jim Hussey, District 5*  
*Denise Abero, District 3*  
*Tony Breslin, District 1*  
*Esther Collier, District 6*  
*Kai Leung, District 4*  
*Kenneth Pon, At Large (1)*

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Thursday, August 20, 2015

7:00 PM

City Council Chambers

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1. **ROLL CALL**

2. **PUBLIC COMMENTS**

None

3. **MINUTES**

3.A. Draft Minutes of the Meeting of July 16, 2015

Attachments: [7-16-15 PC Minutes Draft](#)

A motion was made by Commissioner Pon, seconded by Commissioner Collier, that the Minutes be Received and Filed. The motion carried by the following vote.

4. **CORRESPONDENCE**

None

5. **ORAL COMMUNICATIONS**

None

6. **WORK SESSION**

None

7. **PUBLIC HEARINGS**

7.A. Matter of Proposed Amendments to the City of San Leandro Zoning Code related to Residential, Commercial, and Industrial Uses; Brewpubs; Consignment Stores; Day Care Facilities; Parking; Wireless Telecommunications Facilities; Supportive and Transitional Housing; Warehouse/Storage Facilities; and General Text Updates in

Zoning Code Articles 3, 5, 6, 7, 8, 16, and 17

**Attachments:**    [Zoning Code Matrix](#)  
[Resolution No. 2015-03 Zoning Code Amendments](#)  
[Exhibit A Proposed Amended Article 3](#)  
[Exhibit B Proposed Amended Article 5](#)  
[Exhibit C Proposed Amended Article 6](#)  
[Exhibit D Proposed Amended Article 7](#)  
[Exhibit E Proposed Amended Article 8](#)  
[Exhibit F Proposed Amended Article 16](#)  
[Exhibit G Proposed Amended Article 17](#)

Senior Planner Elmer Penaranda made a presentation on the proposed Zoning Code amendments in the staff report. The hearing was opened to the public. Comments were made by the following individuals: Janet Palma and Darlene Evans.

There being no further public comments, and without objection, the Public Hearing was closed (Abero/Breslin: 6 Aye, 0 No).

A motion was made by Commissioner Breslin, seconded by Commissioner Collier, to recommend that the City Council adopt the proposed Zoning Code Amendments in the staff report (including PC Reso 2015-03), revised to:

- 1) strike out the recommended language to Home Occupations:
- 2) change the Brewpub definition to a pub or restaurant producing beer on-premises (and deleting "small brewery"); and
- 3) change the Consignment definition to strike out subjective language such as "upscale" and "gently-used"

The motion carried by the following vote.

## 8. MISCELLANEOUS

### 8.A. Overview of and Discussion on the Bay Fair Transit-Oriented Development (TOD) Specific Plan

**Attachments:**    [Attachment 1 Regional PDA Map](#)  
[Attachment 2 Project Area Map](#)  
[Attachment 3 Existing Project Area Land Uses](#)

Deputy Community Development Director Tom Liao provided an overview of the Bay Fair TOD Plan process and introduced Aaron Welch, Senior Project Manager, Raimi + Associates, which is the firm selected by the City to lead the Bay Fair TOD Specific Plan efforts. Deputy Director Liao asked and received feedback from the Planning Commission on three questions:

- 1) What do you hope this planning process will accomplish and what is your "criteria for success"?
- 2) What are the strengths and/or weaknesses of the Bay Fair TOD Plan area?
- 3) What do you envision the Bay Fair TOD Plan area to be like in the next 20 to

30 years?

**9. MEMBERS' COMMENTS**

Commissioner Breslin asked about the status of the CVS site downtown.  
Commissioner Collier asked about the status of the Kmart site on Washington Ave.

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

Secretary Liao noted that there would be a regularly scheduled Planning Commission meeting in September.

**11. ADJOURN**

The meeting adjourned at 9:13.

Abero/Collier: 6 Aye, 0 No