



City of San Leandro

Civic Center
835 East 14th Street
San Leandro, California

Draft 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

Thursday, April 4, 2019

7:00 PM

City Council Chambers

1. ROLL CALL

Present: 7 - Chair Solis, Vice Chair Falero, Commissioners Boldt, Breslin, Vierra Houston, Pon, Santos

2. PUBLIC COMMENTS

None.

3. MINUTES

3.A. [19-193](#)

Draft Minutes of the Meeting of March 7, 2019

Attachments: [3-7-19 PC Minutes Draft](#)

A motion was made by Vice Chair Falero, seconded by Commissioner Vierra Houston, that the March 7, 2019 Meeting Minutes be Received and Filed.

The motion carried by the following vote:

Aye: 6 - Chair Solis, Vice Chair Falero, Commissioners Boldt, Vierra Houston, Pon, Santos

Abstention: 1 - Commissioner Breslin

4. CORRESPONDENCE

Secretary Mogensen stated that one more item was received from an adjacent property owner in regards to 2181 Doolittle Drive, PLN17-0059, after the agenda packets went out. It is in front of the commissioners and a copy is in the binder for the public to view.

5. ORAL COMMUNICATIONS

None.

6. PUBLIC HEARINGS

- 6.A. [19-178](#) PLN17-0059; Consideration of a Conditional Use Permit, Site Plan Review, Parking Exception, and Administrative Exception to allow for a new 3,539 square foot retail building at 2181 Doolittle Drive. Pursuant to the Zoning Code the following code sections apply 2-680.B.3.a & e, 2-699, 3-1306.A, 4-1704, and 5-2502.A & B.3.a. Zoning District: CN(S) Commercial Neighborhood District (Special Review Overlay District); Alameda County Assessor's Parcel Number 077A-0697-001-11; Niknat Investors LLC (applicant/property owner).

Attachments: [Vicinity Map](#)
[Applicant Statement](#)
[Applicant Parking Exception Justification](#)
[Parking Impact Analysis](#)
[Exhibits A - J](#)

- 6.B. [19-179](#) RESOLUTION No. 2019-003 of the Board of Zoning Adjustments of the City of San Leandro, approving a Conditional Use Permit, Site Plan Review, Parking Exception, and Administrative Exception for PLN17-0059 at 2181 Doolittle Drive.

Attachments: [Exhibit A PLN17-0059 Findings](#)
[Exhibit B PLN17-0059 Recommended Conditions of Approval](#)

Secretary Mogensen identified a typo in the 4th paragraph in the administrative exception in the resolution for this item:

It currently reads:

Subject to Zoning Code Section 2-680B3A&E

Correction:

Subject to Zoning Code Section 2-680J and 2-699

Secretary Mogensen presented for Senior Planner, Anjana Mepani, and answered clarifying questions.

Chair Solis opened the Public Hearing.

Applicant Minal Jewani and her architect, Ray R. House, answered clarifying questions.

Public comments were made by the following persons:

Jean Brown; Vince Mesa.

Chair Solis closed the Public Hearing.

Following deliberations and considerations of an amended motion proposed by Commissioner Breslin. The project was approved with the following conditions:

1. The north parcel will be landscaped consistent with the south parcel.
2. Owner will, with approval by City staff, incorporate roof drainage of existing northern building into roof and storm drain system at 2181 Doolittle Ave.
3. The wall will stop 17 feet and 2 inches from the side walk.
4. The Board of Zoning Adjustments encourages the property owner to seek a grocer tenant for this location.

A motion was made by Vice Chair Falero and seconded by Commissioner Boldt to allow for a new 3,539 square foot retail building at 2181 Doolittle Drive.

The motion passed by the following vote:

Ayes 7 - Chair Solis, Vice Chair Falero, Commissioners Boldt, Breslin, Vierra Houston, Pon, Santos

7. MISCELLANEOUS

Waste Management presented and answered clarifying questions.

8. MEMBERS' COMMENTS

None.

9. STAFF UPDATES/PROJECT STATUS REPORT

Secretary Mogensen reported that the annual ethics training is taking place at the library on April 8th, 2019.

The next regular PC/BZA meeting will be held on May 2nd, 2019 at 7 PM in the City Council Chambers.

There won't be a meeting on July 4th, due to the Independence Day holiday.

10. ADJOURN

The meeting was adjourned at 9:43 PM, motioned by Commissioner Vierra Houston, seconded by Commissioner Boldt.