



City of San Leandro

Civic Center
835 East 14th Street
San Leandro, California

Minutes

Planning Commission and Board of Zoning Adjustments

Chair Dylan Boldt, District 6

Luis Mendoza, District 2

Robert Rich, District 5

Rick Solis, District 3

Vamsi Tabjulu, At Large

Anthony Tejada, District 4

Litha Zuber, District 1

Thursday, April 6, 2023

7:00 PM

City Council Chambers

1. ROLL CALL

6 members present: Chair Boldt; Commissioners Mendoza, Rich, Solis, Tabjulu and Zuber. 1 member absent: Commissioner Tejada

2. PUBLIC COMMENTS

None

3. MINUTES

3.A. [23-140](#)

Draft Minutes of the Planning Commission and Board of Zoning Adjustments Meeting of February 2, 2023

Attachments: [2-02-2023 PC-BZA Minutes draft](#)

A motion was made by Commissioner Zuber, seconded by Commissioner Mendoza, that the February 2, 2023 Minutes be Received and Filed.

The motion carried by the following vote:

Ayes: 4 – Chair Boldt; Commissioner Mendoza, Solis, Zuber

Abstain: 2 – Commissioner Rich, Tabjulu

Absent: 1 – Commissioner Tejada

Nays: 0

4. CORRESPONDENCE

None

5. ORAL COMMUNICATIONS

None

6. PUBLIC HEARINGS

6.A. [23-062](#)

PLN22-0030; Consideration of Administrative Site Plan Review, Conditional Use Permit, and Administrative Exception (Height) to allow the construction and operation of a new 48-foot-tall warehouse/distribution facility on a 3.4-acre lot located at 1700 Doolittle Drive. Zoning District: IG, Industrial General; Alameda County Assessor's Parcel Number 079A-0385-002-06; W.P. Carey Inc. (applicant); Build (CA) QRS 12-24 Inc. (property owner)

Presented by Secretary Schultz, the applicant requested continuation of this item to the May 4th Planning Commission and Board of Zoning Adjustments Meeting.

A motion was made by Commissioner Solis and seconded by Commissioner Mendoza to approve the continuation of this item to the May 4th PC/BZA Meeting.

The motion carried by the following vote:

**Ayes: 6 – Chair Boldt; Commissioner Mendoza, Rich, Solis, Tabjulu, Zuber
Absent: 1 - Tejada**

6.B. [23-120](#)

PLN22-0051; Consideration of a Conditional Use Permit to allow for the sale of beer and wine for off-site consumption at an existing gas station at 1935 Washington Avenue. Zoning District CC(H), Commercial Community (Housing Overlay); Alameda County Assessor's Parcel Number 075-073-001-03; Salvador Soto (applicant); Christopher Dabit (property owner)

Attachments: [Attachment A Resolution 2023-004](#)
 [Exhibit A Findings of Fact](#)
 [Exhibit B Conditions of Approval](#)
 [Exhibit C Site Plan and Floor Plan \(PLN22-0051\)](#)
 [Attachment B Vicinity Map](#)

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

Property Owner, Christopher Dabit, presented and answered clarifying questions.

Secretary, Avalon Schultz, answered clarifying questions.

There were no public comments.

A motion was made by Commissioner Zuber and seconded by Commissioner Solis to adopt a Resolution approving the Conditional Use Permit with modified and new conditions of approval.

The motion carried by the following vote:

Ayes: 5 – Chair Boldt; Commissioner Rich, Solis, Tabjulu, Zuber

Nays: 1 – Commissioner Mendoza
Absent: 1 – Commissioner Tejada

6.C. [23-142](#)

Consideration of an Ordinance to Amend Zoning Code Section 1.12.108, Definitions, and Section 2.10.200, Use Regulations (Bay Fair TOD District), to Update the Definition of Research and Development Services and Reclassify it from a Conditional Use to a Permitted Use in the Bay Fair TOD District

Attachments: [Attachment A - Draft Ordinance Bay Fair R&D](#)
 [Att A Ex A- Zoning Code Amendments \(clean\)](#)
 [Attachment B - Proposed Amendments \(track changes\)](#)

Associate Planner, Binh Nguyen, presented and answered clarifying questions.

Secretary, Avalon Schultz, presented and answered clarifying questions.

Commissioner Mendoza recused himself from the meeting due to a potential conflict of interest.

There were no public comments.

A motion was made by Commissioner Solis and seconded by Commissioner Tabjulu to adopt a resolution recommending that the City Council Amend Zoning Code Section 1.12.108 and 2.10.200 to update the Definition of “Research and Development Services” and reclassify Research & Development Services from a Conditional Use to a Permitted Use in the Bay Fair TOD (B-TOD) Zoning District.

The motion carried by the following vote:

Ayes: 5 – Chair Boldt, Chair Boldt; Commissioner Rich, Solis, Tabjulu, Zuber
Nays: 0
Recused: 1 – Commissioner Mendoza
Absent: 1 – Commissioner Tejada

7. MISCELLANEOUS

Secretary, Avalon Schultz, introduced attorney Alex Mog, two new Commissioners, Robert Rich and Vamsi Tabjulu and mentioned re-appointment of Commissioner Litha Zuber. Election for chair and vice chair to be on next agenda.

8. MEMBERS' COMMENTS

Commissioner Solis asked attorney Mog about Brown Act violations.
Commissioner Rich expressed gratitude to be part of this board.
Commissioner Zuber expressed interest in additional training.
Commissioner Tabjulu expressed gratitude to be part of this board and expressed interest in being provided with more information about upcoming projects, completed projects with feedback, any public outreach.
Chair Boldt mentioned that they received planning updates monthly via email

that would be great to start receiving again.

9. STAFF UPDATES/PROJECT STATUS REPORT

Secretary Schultz mentioned that we will provide once a month update with projects that are coming up.

10. ADJOURN

A motion to adjourn was made and the meeting was adjourned at 8.27pm.