



City of San Leandro

Civic Center
835 East 14th Street
San Leandro, California

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, August 6, 2020

7:00 PM

Access via information below

The regularly scheduled Planning Commission and Board of Zoning Adjustments public hearing will be conducted via teleconferencing. Members of the public may observe, participate, and provide comments during the hearing remotely, using the instructions below. We ask that all participants follow the same decorum while teleconferencing as during a regular meeting.

This meeting is being held in accordance with the State Emergency Services Act, the Governor's Emergency Declaration related to COVID-19, and the Governor's Executive Order N-29-20 issued on March 17, 2020, to allow attendance by members of the Planning Commission and Board of Zoning Adjustments by teleconference, videoconference, or both.

If you would like to speak on an agenda item, you can access the meeting remotely:

Join from a PC, Mac, iPad, iPhone, or Android device: Please use this URL:
<https://us02web.zoom.us/j/97779378406>

If you do not wish for your name to appear on the screen, use the drop-down menu and click on "rename" to rename yourself to be anonymous.

Or join by phone:
*67 1-669-900-6833
Enter Meeting ID: 977 7937 8406#

If you want to comment during the public comment portion of the agenda, press *9 and you will be selected from the meeting queue.

You can also submit your comments by e-mail to: planner@sanleandro.org

To give the staff adequate time to print out your comments for consideration at the meeting, please submit your written comments prior to 3:00 p.m. on the day of the meeting.

If you wish to have your comments read aloud to the Commissioners during the appropriate Public Comment period, please indicate in the Subject Line "FOR PUBLIC COMMENT" and list the item number you wish to comment on. Comments that you want to read to the Commission will be subject to the three minute time limitation (approximately 350 words). Written comments to be provided to the Commission and not read at the meeting, will be distributed to the Commissioners prior to the meeting.

Chair Solis held a moment of silence for the passing of former Chair to the Board of Zoning Adjustments and Board of Director on the Eden Health District, Charles Gilcrest.

1. ROLL CALL

Remote: Chair Solis; Vice Chair Falero; Commissioners Boldt, Breslin, Vierra Houston, Pon, Santos

2. PUBLIC COMMENTS

None.

3. MINUTES

3.A. Revised Draft Minutes of the Meeting of July 2, 2020

Attachments: [7-2-2020 PC-BZA Minutes_Draft 6.A. added language](#)

Vice Chair Falero made a request to amend the Draft Minutes of July 2, 2020 as follows:

At 1 hour and 57 - 59 minutes into the meeting discussion, Vice Chair Falero states the large number of concerned neighbors is equivalent to a petition, that a study of residential zoned parking is warranted. Staff replied that this could be taken up in September by Council.

At 2 hours and 4 minutes, Commissioner Vierra Houston again states that a study of residential zoned parking is warranted.

At 2 hours and 6 minutes, 9 minutes and 12 minutes, Chair Solis states, a study of residential zoned parking is warranted.

A motion was made by Vice Chair Falero, seconded by Commissioner Vierra Houston, that City Staff amend the July 2, 2020 Draft Minutes, to bring to the September Board of Zoning Adjustments meeting, ultimately to bring in front of City Council in September.

The motion carried by the following vote:

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

4. CORRESPONDENCE

Secretary Mogensen stated that there were a couple of items of correspondence which were provided to the Commissioners prior to the meeting. Three written public comments and a transcript of three phone calls, which were received after the agenda packet went out and were provided via e-mail to the Commissioners prior to tonight's meeting.

A second memorandum was provided by e-mail to the Commissioners prior to this hearing, with some minor correction to Exhibit A in Resolution 2020-005, which is item 6.B. on the agenda tonight. An amended Exhibit A that includes the omitted finding added back to the Conditional Use Permit. Staff recommendation is that the Board include the revised Exhibit A identified in the memorandum e-mailed this evening, which includes the omitted finding. The same memorandum identified two minor typos in the staff report where 'volatile' should have read 'non-volatile'.

5. ORAL COMMUNICATIONS

None.

6. PUBLIC HEARINGS

- 6.A. PLN19-0052; Consideration of a Conditional Use Permit (CUP) to allow for cannabis product manufacturing at 14505 & 14509 Catalina St. Pursuant to the Zoning Code, Industry Cannabis Product Manufacturing is conditionally permitted per Zoning Code Section 2.12.208.B.14. Zoning District: IP (Industrial Park District); Alameda County Assessor's Parcel Numbers 80G-933-34 (Unit H) & 80G-933-36 (Unit J); Danielle Chacko - ASHA Pharmaceuticals (applicant) and Randy Sosa (property owner).

Attachments: [Attachment A Project Description & Operations Plan 06.08.20](#)
[Attachment B Project Plans 06.08.20](#)
[Attachment C Approval Letter from Property Owner's Association 05.07.20](#)
[Attachment D Noise Assessment 07.08.20](#)
[Attachment E Traffic Generation Report 05.07.20](#)

Chair Solis opened the Public Hearing.

Brianne Reyes, Planner II, presented the staff report and answered clarifying questions. Secretary Mogensen answered clarifying questions.

Eric Hughes, representing ASHA Pharmaceuticals, answered clarifying questions.

The following people spoke remotely:

1. David Grodin
2. Connie Cisneros
3. Steve Chess
4. Louie Robles

Chair Solis closed the Public Hearing.

6.B. RESOLUTION No. 2020-005 of the Board of Zoning Adjustments of the City of San Leandro, approving a Conditional Use Permit PLN19-0052 for cannabis product manufacturing at 14505 & 14509 Catalina St.

Attachments: [Exhibit A PLN19-0052 Recommended Findings](#)
[Exhibit B PLN19-0052 Recommended COA](#)

Commissioner Breslin made a motion to approve the resolution, seconded by Commissioner Santos.

The motion passed by the following vote:

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

7. MISCELLANEOUS

7.A. Presentation on Multi-Family Development Standards Project Introduction (SB2 Funded)

Avalon Schultz, Principal Planner, presented and answered clarifying questions, on the City's objective to create design and development standards for multifamily and mixed-use developments.

Martha Miller, Miller Planning Associates and Jane Lin, Urban Fields Studio, presented and answered clarifying questions.

Tom Liao, Community Development Director, answered clarifying questions.

7.B. Election of Chair and Vice Chair

Vice Chair Falero was nominated to Chair.
Commissioner Boldt was nominated to Vice Chair.

The motion passed by the following vote:

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

8. MEMBERS' COMMENTS

Chair Solis congratulated Commissioner Santos for the Tony B. Santos Park
being named after his late father, Tony B. Santos.

9. STAFF UPDATES/PROJECT STATUS REPORT

None.

10. ADJOURN

Commissioner Vierra Houston made a motion to adjourn, seconded by
Commissioner Breslin.

The meeting was adjourned at 9:29pm.