



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
Vice Chair Kenneth Pon, At Large (1)
Luis Mendoza, District 2
Michael Santos, District 5
Rick Solis, District 3
Anthony Tejada, District 4
Litha Zuber, District 1

Thursday, October 6, 2022

7:00 PM

City Council Chambers

1. ROLL CALL

1. A. ELECTION OF CHAIR AND VICE-CHAIR

Continued to first meeting in January 2023

Commissioner Santos motioned to continue this item to the first meeting in January, seconded by Commissioner Mendoza.

Ayes: 5 - Vice Chair Pon; Commissioners Mendoza, Solis, Zuber, Santos

Absent: 2 - Chair Boldt, Commissioner Tejada

2. PUBLIC COMMENTS

None.

3. MINUTES

3. A. [22-502](#) Minutes of the Meeting of July 7, 2022

Attachments: [7-7-2022 PC-BZA Minutes draft](#)

A motion was made by Commissioner Solis and seconded by Commissioner Zuber that the July 7, 2022 Minutes be Received and Filed.

Ayes: 5 - Vice Chair Pon; Commissioners Mendoza, Solis, Zuber, Santos

Absent: 2 - Chair Boldt, Commissioner Tejada

4. CORRESPONDENCE

None.

5. ORAL COMMUNICATIONS

None.

6. PUBLIC HEARINGS

6. A. [22-574](#) PLN22-0029; Consideration of a Conditional Use Permit to enlarge a legal, nonconforming Single-Family Residence by adding 480 square feet to an existing 948 square-foot one-story residence at 341 MacArthur Blvd. Zoning District: CC (Community Commercial). Alameda County Assessor's Parcel Number: 076-0311-006-00. Applicant and Property Owner: William and Linda K Hom.

Attachments: [Att 1 - Vicinity Map](#)
[Att 2 - Plans Exhibits A-H](#)

6. B. [22-575](#) RESOLUTION 2022-007 of the Board of Zoning Adjustments to Approve a Conditional Use Permit for 341 MacArthur Blvd (PLN22-0029).

Attachments: [Exhibit A Recommended Findings of Fact](#)
[Exhibit B Recommended Conditions of Approval](#)

Assistant Planner Lourdes Juarez presented the staff report and answered Commissioner questions. The applicant did not attend. There were no public comments.

A motion was made by Commissioner Santos, seconded by Commissioner Solis, to approve the resolution.

Ayes: 5 - Vice Chair Pon; Commissioners Mendoza, Solis, Zuber, Santos

Absent: 2 - Chair Boldt, Commissioner Tejada

7. MISCELLANEOUS

7. A. [22-585](#) Staff Report for a Presentation on Proposed General Plan and Zoning Amendments Related to the 2023-2031 Housing Element Update

Attachments: [Attachment A - Public Review Draft Environmental Justice Element 092822](#)
[Attachment B - EJ Meeting Public Input Summary 091422](#)

Staff presented information regarding the Environmental Justice and Housing Element and answered Commissioner questions.

8. MEMBERS' COMMENTS

Commissioner Santos asked about Pickleball development in the City and about underutilized recreational facilities.

Commissioner Zuber recommended Staff promote adaptive reuse of existing buildings with developers.

Vice Chair Pon noted a trend of residential development in industrial transition areas.

9. STAFF UPDATES/PROJECT STATUS REPORT

Secretary Mogensen reminded the Commissioners about the Institute for Local Governments training in San Francisco on October 21, 2022.

Secretary Mogensen reminded the Commissioners of a special meeting to be held on Thursday November 17, 2022.

Secretary Mogensen noted the recent passage of Assembly Bill 2097 affecting parking near transit and the substantial number of new State laws passed that affect planning during the current legislative session.

Secretary Mogensen said that Staff would be revisiting certain commercial and industrial land use regulations next year.

10. ADJOURN

A motion was made by Commissioner Solis to adjourn, seconded by Commissioner Santos.

The meeting was adjourned at 8:51 P.M.