



City of San Leandro

City Hall
835 East 14th Street
San Leandro, California

Minutes

Planning Commission and Board of Zoning Adjustments

Chair Litha Zuber, District 1
Vice Chair Anthony Tejada, District 4
Dylan Boldt, District 6
Luis Mendoza, District 2
Robert Rich, District 5
Rick Solis, District 3
Vamsi Tabjulu, At Large

Thursday, September 5, 2024

7:00 PM

City Council Chambers

1. ROLL CALL

7 members present: Chair Zuber, Vice Chair Tejada, Commissioners Boldt, Mendoza, Rich, Solis and Tabjulu (Commissioner Tabjulu joined the meeting during Item 6.A).

2. PUBLIC COMMENTS

None

3. MINUTES

3.A. [24-238](#)

Draft Minutes of the Meeting of March 7, 2024

Attachments: [3-7-2024 PC-BZA Minutes draft](#)

A motion was made by Commissioner Boldt, seconded by Vice Chair Tejada, that the March 7, 2024, Draft Minutes be approved.

The motion carried by the following vote:

Ayes: 5 – Chair Zuber, Vice Chair Tejada, Commissioners Boldt, Mendoza and Solis

Nays: 0

Abstain: 1 – Commissioner Rich

Absent: 1 – Commissioner Tabjulu

3.B. [24-367](#)

Minutes of the Meeting of June 6, 2024

Attachments: [6-6-2024 PC-BZA Minutes draft](#)

A motion was made by Commissioner Solis, seconded by Commissioner Mendoza, that the June 6, 2024, Draft Minutes be approved.

The motion carried by the following vote:

Ayes: 4 – Chair Zuber, Commissioners Rich, Mendoza and Solis

Nays: 0

Abstain: 2 – Vice Chair Tejada and Commissioner Boldt

Absent: 1 – Commissioner Tabjulu

4. CORRESPONDENCE

None

5. ORAL COMMUNICATIONS

None

6. PUBLIC HEARINGS

- 6.A. [24-347](#) Consideration of a Conditional Use Permit (CUP) for the operation of a Vehicle Rental use and a Fence Modification to allow a new eight-foot high fence to be installed within the required front setback. Address: 14327-14335 Washington Avenue. APNs: 77B-1222-7-19 and 77B-1222-7-20. Zoning District: CC(AU) Community Commercial, Assembly Use Overlay. Applicant: Don Pierce, Avis Budget Group. Property Owner: Robert P. Battinich. (Continued from August 1, 2024)

Attachments: [Draft PC Resolution 2024-XXX for PLN23-0016](#)

[Exhibit A - Operational Statement](#)

[Exhibit B - Project Plans](#)

Associate Planner, Binh Nguyen, presented and answered clarifying questions. Secretary, Avalon Schultz, provided clarifying information about Fence Modifications.

Applicant, Don Pierce, and Property Owner, Robert Battinich, answered clarifying questions.

There was one public speaker for this Item.

A motion was made by Commissioner Boldt and seconded by Commissioner Solis to adopt a Resolution approving a Conditional Use Permit request for the establishment of a Vehicle Rental use and a Fence Modification to allow an eight-foot high fence in the required front setback at 14327-14335 Washington Avenue (PLN23-0016), based on the recommended Findings and Fact and subject to the recommended Conditions of Approval with an additional condition requiring the applicant to meet with staff in one-year to discuss the feasibility of installing charging infrastructure to support an electric vehicle fleet.

The motion carried by the following vote:

Ayes: 7 – Chair Zuber, Vice Chair Tejada, Commissioners Rich, Tabjulu, Solis, Mendoza and Boldt

Nays: 0

Abstain: 0

Absent: 0

7. MISCELLANEOUS

Senior Planner, Cindy Lemaire, provided an update on community meetings that were held at the Alta Mira Club, as required as a Condition of Approval for Conditional Use Permit (PLN23-0011).

8. MEMBERS' COMMENTS

Commissioner Rich congratulated the staff and the City of San Leandro on earning the Prohousing Designation.

Vice Chair Tejada provided updates on activities in District 4.

Chair Zuber requested an update on the 1388 Bancroft Avenue, the Cary/Haas Pedestrian Bridge and opening of Lake Chabot Road.

9. STAFF UPDATES/PROJECT STATUS REPORT

Secretary Schultz introduced Reyna Casique, new Administrative Assistant for the Community Development Department.

Secretary Schultz shared that the City Council adopted the package of Zoning Coode amendments that the Planning Commission had previously reviewed and added back standards related to electrified fencing.

Secretary Schultz also provided information on a new platform called "MySanLeandro" where residents can submit concerns to the City.

Planning Manager, Wayland Li, provided Commissioners with an updated Development Activity Map and Table and responded to questions.

Secretary Schultz provided an update on the Economic Development Strategy that was approved by the City Council.

Secretary Schultz shared information about the upcoming Planning Commissioner Academy in Santa Rosa.

Secretary Schultz thanked commissioners for their work on Prohousing Designation and shared that the City received the highest score in the Bay Area.

Chair Zuber asked for an update on the development project at 1388 Bancroft Avenue.

Planning Manager Li and City Attorney Mog provided clarifying answers.

10. ADJOURN

The meeting was adjourned at 8.27pm.