



City of San Leandro

Civic Center
835 East 14th Street
San Leandro, California

Draft Minutes

Planning Commission

Chair Kenneth Pon, At Large (1)
Vice Chair Jim Hussey, District 5
Denise Abero, District 3
Tom Baker, District 2
Richard Brennan, District 4
Tony Breslin, District 1
Esther Collier, District 6

Thursday, January 18, 2018

7:00 PM

City Council Chambers

1. ROLL CALL

Present 6 - Chair Pon, Abero, Baker, Brennan, Breslin, Collier

Absent 1 - Vice Chair Hussey

2. PUBLIC COMMENTS

None.

3. MINUTES

3.A. [17-726](#) Draft Minutes of the Meeting of November 16, 2017

Attachments: [11-16-17 PC Minutes_Draft](#)

A motion was made by Commissioner Abero, seconded by Commissioner Brennan, that the November 16, 2017 Minutes be Received and Filed. The motion carried by the following vote:

Aye: 5 - Chair Pon, Abero, Baker, Brennan, Breslin

Abstain: 1 - Collier

Absent: 1 - Vice Chair Hussey

4. CORRESPONDENCE

Secretary Liao stated he had received 2 pieces of correspondence. The first was from Charles and Hisako Hintz, and the second was from the Target at Bayfair Center. Copies of these correspondences were presented to the Planning Commission (see attached files).

5. ORAL COMMUNICATIONS

None.

6. WORK SESSION

7. PUBLIC HEARINGS

- 7.A. [18-002](#) Public Hearing to Recommend Certification of the Final Environmental Impact Report for the Bay Fair Transit-Oriented Development (TOD) Specific Plan and to Recommend to the City Council Adoption of the Bay Fair TOD Specific Plan

Attachments: [Exhibit A_Bay Fair TOD Plan Area Map](#)
 [Exhibit B_CAC Mtg #4 Minutes_Draft](#)

Secretary Liao and Raimi + Associates consultant, Aaron Welch, presented on the Bay Fair TOD Specific Strategy and answered clarifying questions.

Raimi + Associates consultant, Karly Kaufman, presented on the Bay Fair TOD Strategy EIR and answered clarifying questions.

Chair Pon opened the Public Hearing.

The following 11 people commented:

- 1) Susie Hufstader (Bike East Bay) - Add bike lanes on East 14th Street and connect bike lanes from Hesperian Blvd to Bancroft Ave.
- 2) Gary Reyes (whose written comments were read by Gina Rushak on behalf of Target Corporation) – raised concerns about how the Plan would impact Target’s property, operations and guest experience and wanted its existing land use and property rights protected.
- 3) Anthony Varni (attorney for the King family) – King family supports the proposed Plan.
- 4) Rick Kislingbury – owns commercial property along Hesperian and noted the housing units projected are too high, the height limits too tall, and auto lanes should not be replaced by bike lanes.
- 5) Cesar Cruz – recently purchased home in Olive Court and voiced concerns about his home becoming a park in a future scenario, and opposed bike lanes on Hesperian Blvd leading to worsened traffic and thousands of new housing units.
- 6) Tim Frank (Alameda County Building & Construction Trades Council) - add language related to apprenticeship programs, local hiring and workforce development.
- 7) Ian Griffiths (BART) – BART strongly supports the Plan.
- 8) Barbara Resendez – don’t reduce auto lanes.
- 9) Carl Dudley – requested speed bumps for Donna Street.
- 10) Aracely McKimney – worried about traffic, BART parking, and building heights.
- 11) Rodrigo Rodriguez – concerned school and BART parking impacts.

Chair Pon closed the Public Hearing.

- 7.B. [18-003](#) Resolution No. 2018-001 Recommending Certification of the Environmental Impact Report for the Bay Fair Transit-Oriented

Development (TOD) Specific Plan

Attachments: [Exhibit A_Bay Fair TOD Plan Draft EIR](#)
 [Exhibit A_Bay Fair TOD Plan EIR- Appendices](#)
 [Exhibit B_Bay Fair TOD Plan Final EIR](#)

A motion was made by Commissioner Baker, seconded by Commissioner Collier, to approve Resolution No. 2018-0001 Recommending Certification of the Environmental Impact Report for the Bay Fair Transit-Oriented Development (TOD) Specific Plan along with recommending that the City Council receive and review the comments from Commissioners Tony Breslin and Richard Brennan (see attached file) related to the Final Bay Fair TOD Specific Plan EIR.

The motion passed by the following vote:

Ayes: 6 - Chair Pon, Abero, Baker, Brennan, Breslin, Collier

Absent: 1 - Vice Chair Hussey

7.C. [18-004](#)

Resolution No. 2018-002 Recommending that the City Council Adopt the Bay Fair Transit-Oriented Development (TOD) Specific Plan

Attachments: [Exhibit A_Draft Bay Fair TOD Plan](#)
 [Exhibit B_Bay Fair TOD Plan Addendum](#)

A motion was made by Commissioner Baker, seconded by Commissioner Abero, to approve Resolution No. 2018-002 Recommending that the City Council Adopt the Bay Fair Transit-Oriented Development (TOD) Specific Plan along with recommending that the City Council receive and review the comments from Commissioners Tony Breslin and Richard Brennan (see attached file) related to the Final Bay Fair TOD Specific Plan EIR.

The motion passed by the following vote:

Ayes: 6 - Chair Pon, Abero, Baker, Brennan, Breslin, Collier

Absent: 1 - Vice Chair Hussey

8. MISCELLANEOUS

A motion was made by Commissioner Collier, seconded by Commissioner Abero to nominate Chair Pon to Chairperson.

The motion to elect Chair Pon to Chairperson carried by the following vote:

5 - Aye: Chair Pon, Abero, Baker, Brennan, Collier

1 - Abstain: Breslin

1 - Absent: Vice Chair Hussey

A motion was made by Commissioner Baker, seconded by Chair Pon to nominate Commissioner Collier to Vice Chairperson.

The motion to elect Commissioner Collier to Vice Chairperson failed by the following vote:

3 - Aye: Chair Pon, Abero, Baker

1 - No: Breslin

2 - Abstain: Brennan, Collier

1 - Absent: Vice Chair Hussey

A motion was made by Commissioner Breslin, seconded by Commissioner Brennan to nominate Vice Chair Hussey to Vice Chairperson.

The motion to elect Vice Chair Hussey to Vice Chairperson failed by the following vote:

3 - Aye: Chair Pon, Brennan, Breslin

3 - No: Abero, Baker, Collier

1 - Absent: Vice Chair Hussey

A motion was made by Commissioner Abero, seconded by Commissioner Collier to nominate Commissioner Brennan to Vice Chairperson.

The motion to elect Commissioner Brennan to Vice Chairperson carried by the following vote:

5 - Aye: Chair Pon, Abero, Brennan, Breslin, Collier

1 - No: Baker

1 - Absent: Vice Chair Hussey

9. MEMBERS' COMMENTS

Commissioner Abero stated she was concerned that the public had misunderstanding of eminent domain and didn't understand that this was a conceptual plan.

Commissioner Brennan stated that this may be because the public isn't used to being let in on the process this early.

Commissioner Collier stated that the public was upset due to the way the newspaper reported on the Bay Fair Transit-Oriented Development (TOD) Specific Plan.

Commissioner Brennan wondered if it is legally mandated to use the term "Specific Plan", as this may add to the confusion.

10. STAFF UPDATES/PROJECT STATUS REPORT

Secretary Liao stated that there would be a February Planning Commission meeting.

11. ADJOURN

Commissioner Abero motioned to adjourn, seconded by Commissioner Baker. The motion carried by the following vote:

6 - Ayes: Chair Pon, Abero, Baker, Brennan, Breslin, Collier

1 - Absent: Vice Chair Hussey

The meeting adjourned at 9:35 pm.