



City of San Leandro

Civic Center
835 East 14th Street
San Leandro, California

Draft Minutes Planning Commission

Chair Denise Abero, District 3
Vice Chair Ed Hernandez, District 2
Tony Breslin, District 1
Esther Collier, District 6
Jim Hussey, District 5
Kai Leung, District 4
Kenneth Pon, At Large (1)

Thursday, May 21, 2015

7:00 PM

City Council Chambers

1. ROLL CALL

Present 7 - Abero, Breslin, Collier, Hernandez, Leung, Pon, Hussey

2. PUBLIC COMMENTS

Ms. Candy Giron requested the City establish a policy to protect renter's from increasing rents in the City.

3. MINUTES

3.A. [15-311](#) Draft Minutes of the Meeting of April 16, 2015

A motion was made by Member Hernandez seconded by Member Pon that the Minutes be Approved as Submitted. The motion carried by the following vote.

Aye: 6 - Abero, Breslin, Hernandez, Leung, Pon, Hussey

Abstain: 1 - Collier

4. CORRESPONDENCE

None.

5. ORAL COMMUNICATIONS

Senior Planner Penaranda noted that he would present relevant oral communications related to Work Session Item 6.A. when the item occurs.

6. WORK SESSION

6.A. [15-322](#) PRE15-0001; Work Session on a proposed Planned Development to construct a multi-story 60-unit multi-family residential building at 1659-1695 Washington Avenue (northwest corner of Washington Avenue and Thornton Street.). Assessor's Parcel Numbers 75-6-5-1 and 75-6-6-1; J. Burns II, Collaborative Design Architects, LLC,

applicant; G. Galvan, property owner; DA-1 Downtown Area 1 District.

Senior Planner Penaranda noted that Ms. Dee Gonzales provided oral comment against the proposed project and that she was supportive of more jobs and parking downtown.

The work session was opened to the public. Comments were made by the following individuals: Jorge Hernandez, Amy Neuman, Caryn Wegerbauer, Luis Carbajal and David Johnson. Ms. Wegerbauer, Ms. Neuman and Mr. Johnson voiced support for the project. Mr. Hernandez and Mr. Carbajal opposed the project.

6.B. [15-321](#) General Plan Study Session on Land Use and Transportation Policies

Barry Miller, General Plan consultant, made a presentation on land use and transportation policies in the existing General Plan.

The work session was opened to the public. A public comment was made by the following individual: Karen Wegerbauer. Ms. Wegerbauer recommended considering design features to prevent traffic blockages downtown such as drop-off zones, wider sidewalks, and loading zones.

7. PUBLIC HEARINGS

None.

8. MISCELLANEOUS

8.A. [15-308](#) General Plan Conformance Finding Concerning the Acquisition of the Property Located at 777 Alvarado Street (APN: 075-0155-009-00). The acquisition of this property allows the City to maintain it in the future for uses compatible with the City's Downtown Transit-Oriented Development Strategy.

A motion was made by Vice Chair Hernandez, seconded by Commissioner Collier, to approve the General Plan Conformance Finding for the proposed acquisition of 777 Alvarado Street. This motion carried by the following vote.

Aye: 7 - Abero, Breslin, Collier, Hernandez, Leung, Pon, Hussey

9. MEMBERS' COMMENTS

Chair Abero welcomed new Commissioner Hussey.

10. STAFF UPDATES/PROJECT STATUS REPORT

Secretary Liao indicated there would be a Planning Commission meeting on June 18, 2015.

11. ADJOURN

The meeting was adjourned at 10:14 pm.

Hussey/Pon: 7 Aye, 0 No