



City of San Leandro

Civic Center
835 East 14th Street
San Leandro, California

Minutes

Board of Zoning Adjustments

Chair Catherine Vierra Houston, District 4

Vice Chair Michael Santos, District 5

Earl Crawford, District 2

Thomas Fitzsimons, At Large (5)

Marguerite Mazzitti, District 1

René Mendieta, District 6

Rick Solis, District 3

Thursday, September 1, 2016

7:00 PM

City Council Chambers

1. ROLL CALL

Present: 6 – Chair Crawford, Vice-Chair Vierra Houston, Fitzsimons, Mazzitti, Mendieta, Santos

Absent: 1 – Solis

2. MISCELLANEOUS

Election of Chairperson and Vice Chairperson

A motion was made by Member Santos, seconded by Member Mazzitti to nominate Vice Chairperson Vierra Houston to Chairperson.

The motion to elect Vice Chairperson Vierra Houston to Chairperson carried by the following vote: 6 Aye (Crawford, Vierra Houston, Fitzsimons, Mazzitti, Mendieta, Santos), 0 No, 1 Absent (Solis).

A motion was made by Member Crawford, seconded by Member Fitzsimons to nominate Member Santos to Vice Chairperson.

A motion was made by Chairperson Vierra Houston, but was not seconded to nominate Member Solis to Vice Chairperson.

The motion to elect Member Santos to Vice Chairperson carried by the following vote: 6 Aye (Crawford, Vierra Houston, Fitzsimons, Mazzitti, Mendieta, Santos), 0 No, 1 Absent (Solis).

3. PUBLIC COMMENTS

None.

4. MINUTES

4.A. [16-452](#) Draft Minutes 7/07/2016 and 8/04/2016

Attachments: [07-07-16 BZA Draft Minutes](#)
 [08-04-16 BZA Special Meeting Draft Minutes](#)

A motion was made by Member Mendieta, seconded by Member Crawford, that the July 7, 2016 Minutes be Received and Filed. The motion carried by the following vote: 6 Aye (Crawford, Vierra Houston, Fitzsimons, Mazzitti, Mendieta, Santos), 0 No, 1 Absent (Solis).

A motion was made by Vice Chair Santos, seconded by Member Mendieta, that the August 4, 2016 Minutes be Received and Filed. The motion carried by the following vote: 6 Aye (Crawford, Vierra Houston, Fitzsimons, Mazzitti, Mendieta, Santos), 0 No, 1 Absent (Solis).

5. PUBLIC HEARINGS

[16-448](#)

PLN16-0032; Conditional Use Permit; to warehouse and distribute chemicals from 1251 Doolittle Drive (southwest corner of Doolittle Drive and Davis Street), which includes distribution of hazardous chemicals to aerospace, biopharmaceutical, defense contracting, research and development, and semiconductor manufacturing. The property is zoned IG Industrial General District. In the IG District hazardous chemical storage and distribution requires a Conditional Use Permit per Zoning Code Section 2-706 B. 14. Alameda County Assessor's Parcel Numbers 79A-515-1-19 and 79A-515-7; R. Williams, Chemical Strategies, Inc. (applicant), C. Lutz, Balco Properties, LTD. LLC (property owner).

1. Adoption of the finding that this project is categorically exempt under CEQA Guidelines, Article 19, Section 15301, as an existing facility;
2. Adoption of the attached Recommended Findings of Fact for Conditional Use Permit, PLN16-0032; and
3. Approval of Conditional Use Permit, PLN16-0032, subject to the Recommended Conditions of Approval.

Attachments: [PLN16-0032 Vicinity Map 9-1-2016.pdf](#)
 [Supporting Statement and Project Description.pdf](#)
 [PLN2016-0032 FINDINGS.pdf](#)
 [PLN16-0032 Recommended COA 9-1-2016.pdf](#)
 [Exhibit A - Site Plan Perspectives.pdf](#)
 [Exhibit B - Floor Plan.pdf](#)
 [Exhibit C - Elevations.pdf](#)
 [Street views.pdf](#)

Senior Planner Penaranda presented the Staff Report. BZA members asked clarifying questions.

Rich Williams, representative for Chemical Strategies, Inc. (CSI), presented his project proposal. BZA members asked clarifying questions.

The Public Hearing was open to the public.

Comments were made by the following individuals supporting the project:
Cori Lutz.

Comments were made by the following individuals opposing the project: Dave Weber, Christina Jackson, Paul Mueller.

A motion was made by Member Mendieta, seconded by Member Crawford to close the Public Hearing by the following vote: 6 Aye (Crawford, Vierra Houston, Fitzsimons, Mazzitti, Mendieta, Santos), 0 No, 1 Absent (Solis).

A motion was made by Member Crawford, seconded by Member Mazzitti that the matter of PLN16-0032 be Approved. The motion carried by the following vote:

Aye: 6 - Crawford, Vierra Houston, Fitzsimons, Mazzitti, Mendieta, Santos

Nay: 0

Absent: 1 - Solis

6. CORRESPONDENCE

Handouts with correspondence were available at the table, plus one item from Senior Planner Penaranda which he addressed during the Public Hearing.

7. ORAL COMMUNICATIONS

None.

8. MEMBERS' COMMENTS

Vice Chair Santos mentioned the property previously in question on Alvarado appeared to have big improvements in the front, but the back still needed attention. BZA Secretary/Planning Manager Andrew Mogensen responded that he would pass the information along to the Police Department.

BZA Secretary/Planning Manager Andrew spoke about training and education opportunities planned for the Board.

9. STAFF UPDATES/PROJECT STATUS REPORT

10. ADJOURN