



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, November 7, 2024

7:00 PM

City Council Chambers

1. **ROLL CALL**

2. **PUBLIC COMMENTS**

None

3. **MINUTES**

3.A. [24-473](#) Draft Minutes of the Meeting of October 3, 2024.

Attachments: [10-3-2024 PC-BZA Minutes draft](#)

A motion was made by Commissioner Solis, seconded by Commissioner Boldt, that the October 3, 2024, Draft Minutes be approved.

The motion carried by the following vote:

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

Nays: 0

Abstain: 0

Absent: 0

4. **CORRESPONDENCE**

Staff received one e-comment that was distributed to the commissioners.

5. **ORAL COMMUNICATIONS**

None

6. **PUBLIC HEARINGS**

6.A. [24-496](#) PLN23-0031; Consideration of a Conditional Use Permit (CUP) to build an 80-foot high Wireless Telecommunications Facility at 440 Peralta

Ave. APN: 075-0225-001-04. Zoning District: DA-2. Applicant: Tower Engineering Professionals. Property Owner: Donald R. and Jo A. Lee Trust.

Attachments: [Att 1 Resolution 24-XXX PLN23-0031](#)
[Att 1 Exhibit A Project Statement PLN23-0031](#)
[Att 1 Exhibit B Project Plans 11x17 PLN23-0031](#)
[Att 2 Vicinity Map PLN23-0031](#)
[Att 3 Development Regulations PLN23-0031](#)
[Att 4 Photo Sims PLN23-0031](#)
[Att 5 EME Report PLN23-0031](#)
[Att 6 Five-Year Plan PLN23-0031](#)
[Att 7 Alternative Sites Analysis PLN23-0031](#)
[Att 8 Public Comments PLN23-0031](#)

Associate Planner, Lourdes Juarez, presented and answered clarifying questions.

City Attorney, Alex Mog, answered clarifying questions.

Secretary, Wayland Li, answered clarifying questions.

The applicant, Michael McLaughlin, from Tower Engineering Professionals, presented and answered clarifying questions.

There were 3 public speakers for this item.

A motion was made by Commissioner Rich and seconded by Commissioner Boldt to adopt a Resolution to approve the Conditional Use Permit to build an 80-foot high Wireless Telecommunications Facility at 440 Peralta Avenue (PLN23-0031), based on the recommended Finding of Fact and subject to the recommended Conditions of Approval with two additional conditions: First, if a future radio frequency emissions study identifies that the project violates the FCC standards within any adjacent or neighboring residential building, applicant shall adjust the facility until the emissions in the residential building do not exceed FCC standards. Second, in addition to the EME study that must be done 30 days after activation, every year thereafter there will be additional study for the next 5 years.

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

None

8. MEMBERS' COMMENTS

None

9. STAFF UPDATES/PROJECT STATUS REPORT

None

10. ADJOURN

The meeting was adjourned at 9:22pm.