

**EXCERPTS FROM THE  
SAN LEANDRO BOARD OF ZONING ADJUSTMENTS  
REGULAR MEETING**

City Council Chambers, First Floor  
835 East 14th Street  
San Leandro, California 94577

**Draft Minutes (Unapproved) for February 5, 2014  
7:00 p.m. Regular Meeting**

**Item 1: Roll Call**

**Present:** Member: Earl Crawford (District 2), Catherine Vierra Houston (District 4); René Mendieta (District 6); Chair Janet Palma (At Large).

**Staff:** Elmer Penaranda, Senior Project Specialist and Interim Secretary to the BZA; Anjana Mepani, Planner II, Kris Kokotaylo, City Attorney; Larry Ornellas, Facilities Coordinator.

**Item 4: Correspondence**

**Secretary Penaranda** stated that an email correspondence was received regarding Public Hearing 6B and will be presented at that time.

**Item 5: Oral Communication**

**Secretary Penaranda** stated that a resident phone call was received regarding Public Hearing item 6B and will be presented at that time.

PLN2014-00028; Site Plan Review; to construct a new 161,200 square foot warehouse building with loading docks, administrative offices and related landscaping and off-street parking; the proposed project requires Site Plan Review and per Article 25 of the Zoning Code, the Zoning Enforcement Official has referred this case to the Board of Zoning Adjustments for discretionary action; 1717 Doolittle Drive; Alameda County Assessor's Parcel Number 79A-541-10; A. Comstock, Comstock Realty Partners, Inc. (applicant and property owner); IG Industrial General District. (Penaranda)

1. Adoption of the California Environmental Quality Act (CEQA) Exemption per CEQA Guidelines, Article 5, Section 15061 (b)(3);
2. Adoption of Recommended Findings of Fact for Approval of PLN2014-00028; and
3. Approval of the Recommended Conditions of Approval for Site Plan Review PLN2014-00028

**Secretary Penaranda** presented a Powerpoint presentation of the proposed project that was forwarded by the Zoning Enforcement Official to the BZA's review due to size and proximity to residential neighbors.

**Member Mendieta** commented that he liked the design of the building and how business activities will not face the neighborhoods to the south. He asked if the truck loading during construction can utilize Polvorosa Avenue to mitigate the impacts to the residents on Williams Street and to potentially shift operation hours during heavy construction days. Secretary Penaranda responded that there are construction noise provisions in the Conditions of Approval that Comstock will have to adhere to. Secretary Penaranda also mentioned that an opposition correspondence came from Salud Tayco at 2378 Sitka Street.

**Member Houston** asked if there would be 36 individual docks or six large bays with six vehicles across. Secretary Penaranda replied that there would be 36 individual docks located at the north end elevation. Member Houston also asked about the deliveries and overnight parking, in which she inquired if those parked cars would interfere with parking spaces that would be allocated for employees and staff. Secretary Penaranda answered it is not allocated for overnight or truck.

**Chair Palma** asked why the conditions only recommend green components in the Staff Report (page 5 of 7) and commented that new development should incorporate as much green components as appropriate. Secretary Penaranda referred to the Conditions of Approval, III. F. and stated that green components are required. Chair Palma also asked about the drainage system and Secretary Penaranda responded that there will be storm drain management practices, called C3 requirements that Comstock will need to comply with, with storm water retention areas that Engineering will be enforcing.

**Member Mendieta** asked about renewable energy considerations and implementing a minimal system that can provide energy for average lighting. **Craig Burger**, Principal at Comstock Realty Partners replied that Comstock likes renewable energy and will consider solar panels on the roof, but will need to research how much energy is being used by the tenants and the building to make it financially viable for the building. Mr. Burger also stated that with current building skylights standards, it will immensely help lower energy consumption.

**Chair Palma** asked about the tenants and the type of warehouse the building will be. Mr. Burger responded that they will be building the project on speculation and do not know who their tenants will be. Comstock's goal is to partner with a high quality corporate tenant to provide distribution of storage of different products with a small office component. Chair Palma followed up and asked if traffic will be affected from the street and into the site. Mr. Burger responded that traffic will most likely not be affected and the warehouse will operate under normal business hours. The building is designed to limit noise at any given time. Chair Palma stated that she is still concerned about noise of trucks at night and what activity may be on site. Secretary Penaranda reiterated that the building is being built on speculation and that there is no way to know who will be occupying the building.

**Member Houston** asked if all bays will be locked and if there are any plans for security measures after business hours, like outdoor cameras. Mr. Burger stated that automatic gates will be installed on Williams and in the evening hours to limit traffic and disturbance.

An opportunity for public comment was provided:

**Nancy Yost** (2246 Sitka Street) commented that she had to relocate from her bedroom facing Williams street to the front of her home because of the high noise levels on Williams Street. She could hear a lot of noise of people taking their breaks and general traffic going in and out from the previous business. Ms. Yost asked where the front door of the proposed project will be and Secretary Penaranda responded that the door of the offices is on Williams Street. Ms. Yost requested that hours of operation be posted and enforced and Secretary Penaranda responded that the warehouse facility distribution is not expected to have high employment compared to an office park. The PG&E compressor that created a lot of noise is no longer there. Ms. Yost also commented that construction trucks should not use Williams Street, even for idling, especially after all the Kaiser construction and noise on Williams Street and Doolittle Drive. Secretary Penaranda answered that existing loading bays are located on Williams Street and will continue operation, but the new bays to be constructed will not be on Williams Street.

***Motion to close public hearing***

***Houston/Mendieta: 4 Aye, 0 No***

*Motion to:*

- 1. Adoption of the California Environmental Quality Act (CEQA) Exemption per CEQA Guidelines, Article 5, Section 15061 (b)(3)*
- 2. Adoption of Recommended Findings of Fact for Approval of PLN2014-00028*
- 3. Approval of the Recommended Conditions of Approval for Site Plan Review PLN2014-00028*

*Houston/Crawford: 4 Aye, 0 No*

**Chair Palma** asked Mr. Burger if he is aware of the City's procedures and the next steps. Mr. Burger nodded and replied yes. Secretary Penaranda stated for public record that decisions of Board of Zoning Adjustments are final under public hearings and may be appealed to the City Council by filing a form to the City Clerk within 15 days of the date of the action. The form shall specifically state the reason for the appeal and an appeal fee is required.

**END OF EXCERPTS**