



City of San Leandro

Civic Center
835 East 14th Street
San Leandro, California

Minutes

Planning Commission and Board of Zoning Adjustments

Chair Rick Solis, District 3
Vice Chair Jeff Falero, District 2
Dylan Boldt, District 6
Tony Breslin, District 1
Catherine Vierra Houston, District 4
Kenneth Pon, At Large (1)
Michael Santos, District 5

Thursday, July 2, 2020

7:00 PM

Access via information below

The regularly scheduled Planning Commission and Board of Zoning Adjustments public hearing will be conducted via teleconferencing. Members of the public may observe, participate, and provide comments during the hearing remotely, using the instructions below. We ask that all participants follow the same decorum while teleconferencing as during a regular meeting.

This meeting is being held in accordance with the State Emergency Services Act, the Governor's Emergency Declaration related to COVID-19, and the Governor's Executive Order N-29-20 issued on March 17, 2020, to allow attendance by members of the Planning Commission and Board of Zoning Adjustments by teleconference, videoconference, or both.

If you would like to speak on an agenda item, you can access the meeting remotely:

Join from a PC, Mac, iPad, iPhone, or Android device: Please use this URL:
<https://us02web.zoom.us/j/97779378406>

If you do not wish for your name to appear on the screen, use the drop-down menu and click on "rename" to rename yourself to be anonymous.

Or join by phone:

*67 1-669-900-6833

Enter Meeting ID: 977 7937 8406#

If you want to comment during the public comment portion of the agenda, press *9 and you will be selected from the meeting queue.

You can also submit your comments by e-mail to: planner@sanleandro.org

To give the staff adequate time to print out your comments for consideration at the meeting, please submit your written comments prior to 3:00 p.m. on the day of the meeting.

If you wish to have your comments read aloud to the Commissioners during the appropriate Public Comment period, please indicate in the Subject Line "FOR PUBLIC COMMENT" and list the item number you wish to comment on. Comments that you want to read to the Commission will be subject to the three minute time limitation (approximately 350 words). Written comments to be provided to the Commission and not read at the meeting, will be distributed to the Commissioners prior to the meeting.

Chair Solis held a moment of silence for the passing of staff member, Jim Hyde.

1. ROLL CALL

Remote: Chair Solis; Vice Chair Falero; Commissioners Boldt, Breslin, Vierra Houston, Pon, Santos

2. PUBLIC COMMENTS

A motion was made by Commissioner Boldt, seconded by Vice Chair Falero, that the public comments be reduced to 2 minutes per person.

The motion carried by the following vote:

Ayes: 7 - Chair Solis; Vice Chair Falero; Commissioners Boldt, Breslin, Vierra Houston, Pon, Santos

3. MINUTES

3.A. Draft Minutes of the Meeting of May 7, 2020

Attachments: [5-7-2020 PC-BZA Minutes Draft](#)

A motion was made by Commissioner Pon, seconded by Commissioner Vierra Houston, that the May 7, 2020 Meeting Minutes be Received and Filed.

The motion carried by the following vote:

Ayes: 7 - Chair Solis; Vice Chair Falero; Commissioners Boldt, Breslin, Vierra
Houston, Pon, Santos

4. CORRESPONDENCE

Secretary Mogensen stated that additional comments were received and e-mailed to the Commission prior to the meeting tonight.

5. ORAL COMMUNICATIONS

None.

6. PUBLIC HEARING

6.A. PLN19-0064; Consideration of a General Plan Map Amendment, Zoning Map Amendment, Planned Development, Site Plan Review, and Tentative Map to allow for a 39-unit, three-story residential townhome development on a 2.3 acre site at 903 Manor Boulevard; General Plan Map Amendment from CN Neighborhood Commercial to CG General Commercial and Zoning Map Amendment from CC Commercial Community to CC(PD) Commercial Community Planned Development Overlay District; Alameda County Assessor's Parcel Number 080H-1541-036-00; ERC SC, LLC (applicant/property owner).

Attachments: [Vicinity Map](#)
[Applicant Statement](#)
[Plan Exhibits A-EEE](#)
[Public Comments](#)

Chair Solis opened and closed the Public Hearing.

Commissioner Breslin stated that he had ex parte communication via phone with Chris Zaballos. Commissioner Boldt stated he had ex parte communication with the developer of this project. Vice Chair Falero stated that he had ex parte communication with Chris Zaballos.

Anjana Mepani, Senior Planner, presented the staff report and answered clarifying questions. Secretary Mogensen answered clarifying questions.

Applicant, Chris Zaballos, Vince McCary, Dennis Hudspeth, Dominic Carucci, presented and answered clarifying questions. Applicant's traffic consultant, Gary Black, answered clarifying questions.

The following people spoke remotely:

1. Otto Katrina
2. Basil Wong
3. Juan Carlos
4. Barb & Bill
5. Anthony Tejada

6. Jasmin Orozco's Father
7. Daniel G.
8. Ma
9. Norton Street Residents
10. Carol Garcia
11. Anonymous
12. Call-In User 1

At 1 hour and 57 - 59 minutes into the meeting discussion, Vice Chair Falero states the large number of concerned neighbors is equivalent to a petition, that a study of residential zoned parking is warranted. Staff replied that this could be taken up in September by Council.

At 2 hours and 4 minutes, Commissioner Vierra Houston again states that a study of residential zoned parking is warranted.

At 2 hours and 6 minutes, 9 minutes and 12 minutes, Chair Solis states, a study of residential zoned parking is warranted.

Commissioner Pon made a motion to approve the resolution, seconded by Commissioner Santos.

The motion passed by the following vote:

Ayes: 6 - Chair Solis; Vice Chair Falero; Commissioner Boldt, Breslin, Pon, Santos

Nays: 1 - Commissioner Vierra Houston

6.B.

RESOLUTION No. 2020-009 of the Planning Commission of the City of San Leandro, recommending City Council adoption of an Initial Study - Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program for PLN19-0037, General Plan Map Amendment, Zoning Map Amendment, Planned Development, Site Plan Review, and Tentative Map at 903 Manor Boulevard (Assessor's Parcel Number 080H-1541-036-00).

Attachments: [Exhibit A IS-MND and MMRP](#)
 [Exhibit B Response to Comments](#)

Commissioner Pon made a motion to approve the resolution, seconded by Commissioner Santos.

The motion passed by the following vote:

Ayes: 6 - Chair Solis; Vice Chair Falero; Commissioner Boldt, Breslin, Pon, Santos

Nays: 1 - Commissioner Vierra Houston

Secretary Mogensen stated that this item is scheduled to come before City Council in September for final approval.

- 6.C.** RESOLUTION No. 2020-010 of the Planning Commission of the City of San Leandro, recommending City Council approval of a General Plan Map Amendment, Zoning Map Amendment, Planned Development, Site Plan Review, and Tentative Map for PLN19-0037 at 903 Manor Boulevard (Assessor's Parcel Number 080H-1541-036-00).

Attachments: [Exhibit A General Plan Map Amendment](#)
[Exhibit B Zoning Map Amendment](#)
[Exhibit C Recommended Findings of Fact and Determinations](#)
[Exhibit D Recommended Conditions of Approval](#)

Commissioner Pon made a motion to approve the resolution, seconded by Commissioner Santos.

The motion passed by the following vote:

Ayes: 6 - Chair Solis; Vice Chair Falero; Commissioner Boldt, Breslin, Pon, Santos

Nays: 1 - Commissioner Vierra Houston

Secretary Mogensen stated that this item is scheduled to come before City Council in September for final approval.

7. WORK SESSION

- 7.A.** Work Session on the Bay Fair Transit Oriented Development (TOD) Zoning Amendments

Attachments: [Bay Fair Zoning Draft Figures](#)
[Tables 1 and 2](#)

Avalon Schultz, Principal Planner and Aaron Welch, consultant of Aaron Welch Planning presented.

Tom Liao, Community Development Director; Avalon Schultz; Aaron Welch, answered clarifying question.

The following people spoke remotely:

Matt Turner

8. MISCELLANEOUS

None.

9. MEMBERS' COMMENTS

Commissioner Breslin complemented the City on minimum housing density.

Commissioner Vierra Houston complemented the City on the Bay Fair Transit Oriented Development.

Chair Solis gave condolences to Jim Hyde's family and friends on behalf of the Commission.

10. STAFF UPDATES/PROJECT STATUS REPORT

Secretary Mogensen thanked everyone for attending the Zoom meeting tonight and the attendees patience, while conducting the Zoom meeting.

11. ADJOURN

Commissioner Vierra Houston made a motion to adjourn, seconded by Commissioner Santos.

The motion passed by the following vote:

Ayes: 7 - Chair Solis; Vice Chair Falero; Commissioners Boldt, Breslin, Vierra Houston, Pon, Santos

The meeting was adjourned at 10:25 p.m.