



City of San Leandro

Civic Center
835 East 14th Street
San Leandro, California

Draft Minutes

Planning Commission

Chair Kenneth Pon, At Large (1)
Vice Chair Jim Hussey, District 5
Denise Abero, District 3
Tom Baker, District 2
Richard Brennan, District 4
Tony Breslin, District 1
Esther Collier, District 6

Thursday, March 16, 2017

7:00 PM

City Council Chambers

1. ROLL CALL

2. PUBLIC COMMENTS

None.

3. MINUTES

3.A. [17-136](#) Draft Minutes of the Meeting of February 16, 2017

Attachments: [02-16-17 PC Minutes Draft](#)

Commissioner Collier noted that the word "accessibly" on Page 3 should be "accessible." She also asked staff to confirm if she seconded Resolution 2016-002 and bring the draft minutes back to the next Planning Commission meeting for review.

4. CORRESPONDENCE

None.

5. ORAL COMMUNICATIONS

None.

6. WORK SESSION

6.A. [17-137](#) Update on the Bay Fair Transit-Oriented Development (TOD) Plan

Attachments: [Bay Fair TOD Update PPT 3 16 2017](#)

Aaron Welch from Raimi + Associates provided an updated on the Bay Fair TOD Specific Plan via a Powerpoint presentation. Public comments were made by the following from the City and nearby unincorporated County areas: Bill Tom, Lindsey Roberts, Ralph Ortiz, Barbara Resendez, Michelle Gomez, Greg Gomez, Angela Ramos, James Williams, and Ann Ortiz.

Public comments included: concerns of increased crime/reduced public safety in the area, improvement of communications with nearby residents/property owners about proposed Plan, concerns of increased trash/debris and lack of maintenance/street cleaning in nearby areas, and increased parking/traffic impacts on the surrounding neighborhoods especially from BART commuters.

7. PUBLIC HEARINGS

None.

8. MISCELLANEOUS

- 8.A. [17-138](#) Scoping Meeting for the Proposed Bay Fair Transit-Oriented Development (TOD) Specific Plan (as required under the California Environmental Quality Act)

Attachments: [NOP_Bay Fair TOD Plan](#)
[Bay Fair TOD Scoping PPT 031617](#)

Karly Kaufman from Rincon Consulting, which is the EIR sub-consultant for the Bay Fair TOD Plan, made a presentation on the Notice of Preparation (NOP) for the proposed Plan EIR. Public comments were made by: Bruce King from Friends of San Lorenzo Creek and Michelle Gomez. An anonymous written public comment was also submitted at this meeting (see attached).

Mr. King noted that the Estudillo Canal watershed be considered an environmental asset and the City account for any impacts on the canal in the EIR as well as assess, protect and enhance these areas.

Ms. Gomez stated that the following environmental concerns: noise from BART and auto traffic, and traffic/parking impacts from on-going BART commuter drop-offs in her unincorporated residential area south of the station and lax residential parking enforcement. She noted the need for more inter-jurisdictional coordination by City, BART & County to maintain areas in and near BART station.

- 8.B. [17-139](#) General Plan Conformity Finding Regarding the Proposed Sub-Leasing of Caltrans Property Beneath the Beecher Street Underpass and located near the intersection of Beecher Street and Davis Street (Freeway Lease Area or FLA # 04-ALA-112-1)

Attachments: [Attachment A Aerial](#)
[Attachment A1](#)
[Attachmt B Land Use Map](#)

At the request of Chair Pon, Item 17-139 was moved ahead of the Work Session Item at the start of the Planning Commission meeting. Secretary Liao provided a brief presentation on the General Plan Conformity Finding for the Proposed Sub-Leasing of Caltrans Property Beneath the Beecher Street. The final vote to approve the General Plan Conformity Finding for the subject property was:

9. MEMBERS' COMMENTS

None.

10. STAFF UPDATES/PROJECT STATUS REPORT

Secretary Liao stated there would be no April Planning Commission meeting due to lack of agenda items.

11. ADJOURN

Commissioner Abero made a motion, seconded by Commissioner Brennan, to adjourn the meeting: 6 Aye, 0 No. The meeting adjourned at 8:50 pm.