



City of San Leandro

Civic Center
835 East 14th Street
San Leandro, California

Draft Minutes

Board of Zoning Adjustments

Chair Earl Crawford, District 2
Vice Chair Catherine Vierra Houston, District 4
Thomas Fitzsimons, At Large (5)
Marguerite Mazzitti, District 1
René Mendieta, District 6
Michael Santos, District 5
Rick Solis, District 3

Thursday, April 7, 2016

7:00 PM

City Council Chambers

1. ROLL CALL

2. PUBLIC COMMENTS

None.

3. MINUTES

3.A. [16-195](#) Draft Minutes 12/3/2015

Attachments: [12-03-15 BZA Draft Minutes](#)

A motion was made by Member Vierra-Houston, seconded by Member Santos, that the Minutes be received and filed. The motion carried (5) Ayes, (1) Abstain, (1) absent.

4. CORRESPONDENCE

None.

5. ORAL COMMUNICATIONS

None.

6. PUBLIC HEARINGS

7.A. [16-191](#) PLN15-0053; Conditional Use Permit and Site Plan Review; to construct mixed-use residential with office on the ground floor at 1650 San Leandro Boulevard. The residential component would include six attached, three-story condominium units comprising approximately 1,700 to 2,113 square feet of living area, where four units include three bedrooms and two of the units includes four bedrooms. Each unit would have a designated one-car garage. The office would be located along the frontage and on the ground floor, comprising 143

square feet for the use of residents. Six residential units in a mixed-use project requires a Conditional Use Permit on a 6,700 square foot parcel in the in the DA-4 District (one unit per 1,800 square foot of lot area is the maximum allowable on a parcel with less than 20,000 square feet of area; exceeding this density requires a Conditional Use Permit; Zoning Code Section 2-642 B. 10.). In addition, new development in the DA-4 District requires Site Plan Review (Z.C. Sections 2-698 C. and 5-2502). Assessor's Parcel Number 75-28-10-2; Thomas Dolan Architecture (applicant), B. Walia (property owner). DA-4 Downtown Area District.

1. Adoption of the finding that this project is categorically exempt under CEQA Guidelines, Article 19, Section 15332 In-Fill Development Projects;
2. Adoption of the attached Recommended Findings of Fact for Conditional Use Permit and Site Plan Review, PLN15-0053; and
3. Approval of Conditional Use Permit and Site Plan Review, PLN15-0053, subject to the Recommended Conditions of Approval.

Attachments:

[PLN15-0053 Vicinity Map 4-7-2016](#)

[Applicants Supporting Statement](#)

[PLN15-0053 Findings of Fact](#)

[PLN15-0053 Recommended COA 4-7-2016](#)

[Exhibit A - Coversheet \(Sheet A0.10\).pdf](#)

[Exhibit B - Photographs, Existing Conditions and Surrounding Properties \(Sheet A1.10\).pdf](#)

[Exhibit C - Colors and Materials \(Sheet A1.20\).pdf](#)

[Exhibit D - Perspectives and Views \(Sheet A1.20\).pdf](#)

[Exhibit E - Proposed Site Plan and Roof Plan \(Sheet A2.00\).pdf](#)

[Exhibit F - Proposed Ground Floor and Site Plan \(Sheet A2.10\).pdf](#)

[Exhibit G - Proposed Second Floor Plan \(Sheet A2.20\).pdf](#)

[Exhibit H - Proposed Third Floor Plan \(Sheet A2.30\).pdf](#)

[Exhibit I - Elevations \(Sheet A3.10\).pdf](#)

[Exhibit J - Landscape Plan \(Sheet L2.10\).pdf](#)

[Aerial Photograph.pdf](#)

Member Santos felt it was a great looking design, but was concerned about parking.

Member Vierra-Houston was concerned about fencing, but liked the design.

Member Mendieta didn't feel parking was an issue, but was concerned that fencing may impede visibility when exiting the property.

Member Solis was concerned that the color might be too bold.

Member Santos mentioned that because the property is TOD, the parking

spaces are per code.

A motion was made by Member Mendieta, seconded by Member Vierra-Houston to Approve PLN15-0053; Conditional Use Permit and Site Plan Review; to construct mixed-use residential with office on the ground floor at 1650 San Leandro Boulevard. The motion carried (6) Ayes, (1) absent.

7. MISCELLANEOUS

8. MEMBERS' COMMENTS

Member Santos stated concern regarding East Bay Auto Repair, as they have neglected to remove vehicles from the property despite being instructed to do so.

9. STAFF UPDATES/PROJECT STATUS REPORT

10. ADJOURN

The meeting was adjourned at 8:21p.m.

A motion was made by Member Vierra-Houston, seconded by Member Mendieta, to adjourn the meeting. The motion carried (6) Ayes; (0) No, (1) excused. The meeting adjourned at 8:21 p.m.