



# City of San Leandro

Civic Center  
835 East 14th Street  
San Leandro, California

## Draft Minutes

### Planning Commission and Board of Zoning Adjustments

*Chair Dylan Boldt, District 6*

*Vice Chair Kenneth Pon, At Large (1)*

*Luis Mendoza, District 2*

*Michael Santos, District 5*

*Rick Solis, District 3*

*Anthony Tejada, District 4*

*Litha Zuber, District 1*

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Thursday, November 3, 2022

7:00 PM

City Council Chambers

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#### 1. ROLL CALL

Chair Boldt; Vice Chair Pon; Commissioners Mendoza, Solis, Tejada

Absent: Commissioners Santos, Zuber

#### 2. PUBLIC COMMENTS

None.

#### 3. MINUTES

3. A. [22-605](#) Draft Minutes of the Planning Commission and Board of Zoning Adjustments Meeting of October 6, 2022

Attachments: [10-6-2022 PC-BZA Minutes draft](#)

A motion was made by Commissioner Solis, seconded by Commissioner Tejada, that the October 6, 2022 Minutes be Received and Filed.

The motion carried by the following vote:

Ayes: 5 - Chair Boldt; Vice Chair Pon; Commissioners Mendoza, Solis, Tejada

Absent: 2 - Commissioners Santos, Zuber

#### 4. CORRESPONDENCE

Eight emails were received regarding tonight's hearing item.

#### 5. ORAL COMMUNICATIONS

Three calls were received regarding tonight's hearing item.

#### 6. WORK SESSION

## 7. PUBLIC HEARINGS

### 7. A. [22-614](#)

PLN22-0046; Consideration of a Conditional Use Permit and a Major Site Plan Review to establish a Health and Fitness Center with reduced parking at 2100 Orchard Ave. Zoning Code Section 2.12.204 states that permitted uses that are not regional retail, new auto sales, or other compatible regional market uses be subject to a Use Permit issued by the Board of Zoning Adjustments (BZA). Zoning District: IL(S) - (Light Industrial, with a Special Use Overlay). Alameda County Assessor's Parcel Number: 075-102-010-02. Applicant: Harmony Health & Wellness Center. Property Owner: Pacific Coast Laboratories, Inc.

Attachments: [Vicinity Map](#)  
[Applicant Statement](#)  
[Exhibits A-J \(Plan Set\)](#)  
[Resolution 2022-008](#)  
[Resolution Exhibit A Findings](#)  
[Resolution Exhibit B Recommended COA](#)

Assistant Planner Lourdes Juarez presented the staff report and answered clarifying questions.

Applicant, Ruth Pardue presented and answered clarifying questions.

There following six people made public comments:

Michael Saia  
Michael Rosenthal  
Claudia Costa  
Richard Wright  
Suzanne Sirotnak  
Gabriel Rissato

Applicant, Ruth Pardue, gave a rebuttal.

A motion was made by Vice Chair Pon and seconded by Commissioner Solis to approve the project.

The motion carried by the following vote:

Ayes: 4 - Chair Boldt, Vice Chair Pon; Commissioners Mendoza, Solis

Abstain: 1 - Commissioner Tejada

Absent: 2 - Commissioners Santos, Zuber

## 8. MISCELLANEOUS

None.

**9. MEMBERS' COMMENTS**

The Commissioners commented on and discussed training.

They also discussed that the parking issues at the project site should be investigated by Police.

**10. STAFF UPDATES/PROJECT STATUS REPORT**

10. Special Planning Commission Meeting scheduled for Thursday, November 17, 2022
- A. at 7:00 p.m.

**11. ADJOURN**

A motion was made by Commissioner Solis to adjourn, seconded by Commissioner Tejada.

The meeting was adjourned at 8:11 P.M.