



City of San Leandro

Civic Center
835 East 14th Street
San Leandro, California

Draft Minutes

Planning Commission and Board of Zoning Adjustments

Chair Litha Zuber, District 1
Vice Chair Anthony Tejada, District 4
Dylan Boldt, District 6
Luis Mendoza, District 2
Robert Rich, District 5
Rick Solis, District 3
Vamsi Tabjulu, At Large

Thursday, February 1, 2024

7:00 PM

City Council Chambers

1. ROLL CALL

7 members present: Chair Zuber, Vice Chair Tejada, Commissioners Boldt, Mendoza, Rich, Solis and Tabjulu.

2. PUBLIC COMMENTS

None

3. MINUTES

3.A. [24-028](#)

Draft Minutes of the Meeting of January 4, 2024

Attachments: [1-4-2024 PC-BZA Minutes draft](#)

A motion was made by Commissioner Boldt, seconded by Commissioner Solis, that the January 4, 2024, Draft Minutes be approved.

The motion carried by the following vote:

Ayes: 6 – Chair Zuber, Vice Chair Tejada, Commissioners Boldt, Mendoza, Solis and Tabjulu

Nays: 0

Abstain: 1 – Commissioner Rich

Absent: 0

4. CORRESPONDENCE

None

5. ORAL COMMUNICATIONS

None

6. PUBLIC HEARINGS

6.A. [23-630](#)

PLN22-0033; Consideration of a Conditional Use Permit (CUP) for the continued operation of a Bar, with the addition of Entertainment Events as an accessory use (which may include televised sports and comedy/musical acts), and new outdoor patio at 1680 Washington Avenue. APN: 077-0545-055-02. Zoning District: DA-1. Applicant: James Murry. Property Owner: Jafarzadeh Mehran & Nouri Jenner, LLC.

Attachments: [Attachment 1 BZA Resolution 24-XXX](#)
 [Attachment 1 Exhibit A Project Plans](#)
 [Attachment 1 Exhibit B Project Statement](#)
 [Attachment 2 Vicinity Map](#)

Assistant Planner, Lourdes Juarez, presented and answered clarifying questions.

Applicant, James Murry, presented and answered clarifying questions.

There was one public speaker for this item.

A motion was made by Commissioner Boldt and seconded by Commissioner Mendoza to adopt a Resolution approving a Conditional Use Permit for the continued operation of a legal non-conforming Bar with the addition of Entertainment Events as an accessory use (which may include televised sports and comedy/musical acts), and a new outdoor patio at 1680 Washington Avenue, and determining that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301.

The motion carried by the following vote:

Ayes: 7 – Chair Zuber, Vice Chair Tejada, Commissioners Boldt, Mendoza, Rich, Solis and Tabjulu.
Nays: 0
Absent: 0

6.B. [24-031](#)

PLN22-0030; Consideration of Administrative Site Plan Review, Conditional Use Permit, and Administrative Exception (Height) to allow the construction and operation of a new 48-foot-tall approximately 79,840-square-foot warehouse/distribution facility on a 3.6-acre lot located at 1700 Doolittle Drive. Zoning District: Industrial General (IG); Alameda County Assessor's Parcel Number 079A-0385-002-06; W.P. Carey Inc. (applicant); Build (CA) QRS 12-24 Inc. (property owner) (Continued from May 4, 2023)

Attachments: [PLN22-0030 Attachment 1 Resolution 2024-XXX 02-01-24](#)
[PLN22-0030 Res Exhibit A Project Plans 02-01-24](#)
[PLN22-0030 Attachment 2 Vicinity Map](#)
[PLN22-0030 Attachment 3 Traffic Analysis](#)
[PLN22-0030 Attachment 4 VMT Evaluation](#)
[PLN22-0030 Attachment 5 Noise Impact Analysis](#)
[PLN22-0030 Attachment 6 AQ-GHG 12-12-22](#)
[PLN22-0030 Attachment 7 Mobile Source HRA](#)
[PLN22-0030 Attachment 8 General Plan Goals and Policies](#)

Senior Planner, Cindy Lemaire, presented and answered clarifying questions. Her presentation included recommended minor amendments to conditions of approval 8, 64, 71 and 83.

Senior Engineer, Dane Rodgers, answered clarifying questions.

Mark English with Seven Bridges Properties, on behalf of the applicant, presented and answered clarifying questions.

There were three public speakers for this item.

A motion was made by Commissioner Boldt and seconded by Commissioner Solis to adopt a Resolution approving Administrative Site Plan Review, Conditional Use Permit, and Administrative Exception (Height) for the construction and operation of a new 48-foot-tall approximately 79,840-square-foot warehouse/distribution facility on a 3.6-acre lot at 1700 Doolittle Drive with staff's recommended amendments to conditions 8, 64, 71, 83 and an additional amendment to the conditions to limit lighting from spilling over off-site, and determining that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332.

The motion carried by the following vote:

Ayes: 7 – Chair Zuber, Vice Chair Tejada, Commissioners Boldt, Mendoza, Rich, Solis and Tabjulu

Nays: 0

Absent: 0

7. MISCELLANEOUS

None

8. MEMBERS' COMMENTS

Commissioner Rich commented on the City's 2022 Housing Element Annual Progress Report, and housing production during the previous Housing Element cycle.

Vice Chair Tejada spoke about the "Permits 101" session led by Chief Building

Official, Mike Jeffery, the Alta Mira Club celebration he attended and the upcoming Facilities and Transportation Committee Meeting. Commissioner Tejada also thanked staff for the handouts (Development Activity Map and Table and Pipeline Public Hearing Items Table) provided by Planning Manager Li.

Commissioner Tabjulu shared that Alameda County Transportation Commission had appointed him to the Independent Watchdog Committee and thanked staff for the handouts.

Commissioner Mendoza followed up on his discussion topic from the last meeting regarding empty retail spaces for mixed-use developments and shared that it is a nationwide issue.

Commissioner Boldt thanked staff for the handouts.

Commissioner Rich followed up on Commissioner Mendoza's comment and shared that there is a local non-profit organization, Community Arts Stabilization Trust, that is working on adding art to the ground floor of mixed-use developments.

Chair Zuber spoke about an open competition for ADU designs in the City of Seattle where the selected ADU designs were then handed out to community members to use for building an ADU on their property. Chair Zuber also thanked staff for the handout and made a request for additional information (entitlement and permitting dates and status, etc.). Chair Zuber also discussed the current condition of the 1388 Bancroft Avenue property and requested an explanation as to why the project at that site has stalled.

Commissioner Boldt also requested that information about the approving body be added to the handout.

9. STAFF UPDATES/PROJECT STATUS REPORT

Secretary Schultz thanked Planning Manager Li for compiling the information on the handouts and informed the board that the information will be regularly updated and posted to the website.

Secretary Schultz provided information about the development project at 1345 Doolittle Drive by Prologis.

Secretary Schultz informed the board that the proposed General Plan Amendment regarding the use of Vehicle Miles Traveled in CEQA was scheduled to go in front of the City Council on February 5th.

Secretary Schultz mentioned that, at the February 20th City Council Meeting, there would be two items of interest to the Commission: The first item is consideration of an award of a contract related to the \$1.8 million Priority Development Area Grant from MTC for the next phase of planning for the Bay Fair TOD District. The second item is a recommendation on filing an application with HCD to obtain the Prohousing Designation.

Secretary Schultz shared some information about affordable housing in the City of San Leandro and the Shoreline area development.

Planning Manager Li spoke about the handouts and asked for feedback.

Secretary Schultz provided an update on the Nimitz Motel.

Secretary Schultz replied to Commissioner Tejada's concern around the Greenhouse Marketplace and provided an update on future Zoning Code revisions related to commercial standards.

Secretary Schultz shared additional information about development activity at the Bayfair Mall.

The Commissioners discussed attendance, and the possibility of rescheduling the next meeting since several commissioners were attending a conference.

10. ADJOURN

The meeting was adjourned at 9.55pm.