



City of San Leandro

Civic Center
835 East 14th Street
San Leandro, California

Minutes

Planning Commission

Chair Ed Hernandez, District 2
Vice Chair Jim Hussey, District 5
Denise Abero, District 3
Tony Breslin, District 1
Esther Collier, District 6
Kai Leung, District 4
Kenneth Pon, At Large (1)

Thursday, May 19, 2016

7:00 PM

City Council Chambers

1. ROLL CALL

2. PUBLIC COMMENTS

None.

3. MINUTES

3.A. [16-190](#) Draft Minutes of the Meeting of March 17, 2016

Attachments: [3-17-16 PC Minutes Draft](#)
[Correspondence to K Leung](#)
[Correspondence to T Breslin](#)

A motion was made by Commissioner Collier, seconded by Commissioner Abero, that the Minutes be Approved with amendment. The motion PASSED by a vote of 6 Ayes, 0 No, and 1 Absent.

4. CORRESPONDENCE

None.

5. ORAL COMMUNICATIONS

None.

6. WORK SESSION

- 6.A. [16-245](#) Work Session on Bay Fair Transit-Oriented Development (TOD) Specific Plan - Draft Street Design and Development Scenario Concepts

Attachments: [Attachment 1 Plan Area Map](#)
[Attachment 2 Comments from CAC & TAC Meetings](#)
[Attachment A1-A25 Draft Street-Development Scenarios](#)

Aaron Welch, with Raimi + Associates (the lead planning consultant for the City) and Rick Williams, with Van Meter Williams and Pollack (the urban design subconsultant), presented the preliminary street improvement and development scenarios for the Bay Fair TOD Specific Plan. There was one public comment made by Wafaa Aborashed.

7. PUBLIC HEARINGS

- 7.A. [16-156](#) Continuation of PLN15-0031; Modification of Planned Development, PD-83-3, for façade renovations to six buildings at the Greenhouse Marketplace that would include the replacement of glass atrium features with new roofing or sign towers, installation of stone veneer accents and a new paint color palette at 699 Lewelling Boulevard; Commercial Community (CC) District; Alameda County Assessor's Parcel Numbers 412-0001-009, -011, -014, -016, -017, -018, -019 and -020 ; Tom Wilson Architect Inc. (applicant), Brian Kriz on behalf of Weingarten Realty Investors (property owner).

Attachments: [Vicinity Map](#)
[Vicinity and Aerial Images](#)
[Applicant Statement \(Letter to San Leandro, dated March 9, 2016\)](#)
[Exhibit A Site Plan \(Sheet DR-01\)](#)
[Exhibit B Facade Remodel for Units A0A to A0E \(Sheet DR-2\)](#)
[Exhibit C Facade Remodel for Units B0G to B0R \(Sheet DR-3.1\)](#)
[Exhibit D Facade Remodel for Units B0A to B0F \(Sheet DR-3.2\)](#)
[Exhibit E Facade Remodel for Units C0H to C0R \(Sheet DR-4.1\)](#)
[Exhibit F Facade Remodel for Units C0A to Jo-Ann \(Sheet DR-4.2\)](#)
[Exhibit G Facade Remodel for Units E0H to E0N \(Sheet DR-5.1\)](#)
[Exhibit H Facade Remodel for Units E0A to E0F \(Sheet DR-5.2\)](#)
[Exhibit I Facade Remodel for Units D0A to D0E \(Sheet DR-6\)](#)
[Exhibit J Facade Remodel for Units F0A to F0E \(Sheet DR-7.1\)](#)
[Exhibit K Facade Remodel for Units F0E to F0G \(Sheet DR-7.2\)](#)
[Exhibit L Historical Display Proposal \(Sheet X-43\)](#)
[Excerpts from Planning Commission PD-83-3](#)
[Staff Photographs of Greenhouse Marketplace](#)
[Draft Minutes for the March 17, 2016 Planning Commission meeting](#)
[Email from Brian Kriz, Weingarten Realty Investors, dated May 9, 2016](#)

[Chair Hernandez, with consent from the Planning Commission, moved this public hearing item ahead of the Work Session item.]

Principal Planner Sally Barros notified Planning Commission that the applicant, Weingarten Realty Investors, did not come back to work with City staff to resolve the PD modification issues and the staff recommendation to deny the project remained unchanged. Brian Griz, who represented the applicant, confirmed that Weingarten wanted to proceed with its proposed modifications and did not wish to revise its original proposal.

The public hearing was closed (Pon/Abero): 6 Ayes, 0 No, 1 Absent (excused).

16-159

Resolution No. 2016-01 of the Planning Commission to Deny PLN15-0031, a Request to Modify Planned Development PD-83-3 for Greenhouse Marketplace at 699 Lewelling Boulevard

Attachments: [Exhibit A: Findings for Denial](#)

Commissioner Abero made a motion, seconded by Commissioner Collier, to approve the staff recommendation to deny the project subject to the recommended findings.

8. MISCELLANEOUS

None.

9. MEMBERS' COMMENTS

Chair Hernandez noted he attended the City's Cinco de Mayo event.

10. STAFF UPDATES/PROJECT STATUS REPORT

Secretary Liao indicated that there would be a June 16 Planning Commission meeting.

11. ADJOURN

The meeting adjourned at 9:43 pm.

Abero/Breslin: 6 Ayes, 0 No, 1 Absent