



City of San Leandro

Civic Center
835 East 14th Street
San Leandro, California

Minutes

Planning Commission and Board of Zoning Adjustments

Chair Dylan Boldt, District 6
Vice Chair Kenneth Pon, At Large (1)
Tony Breslin, District 1
Luis Mendoza, District 2
Michael Santos, District 5
Rick Solis, District 3
Anthony Tejada, District 4

Thursday, November 4, 2021

7:00 PM

Access via information below

The regularly scheduled Planning Commission and Board of Zoning Adjustments public hearing will be conducted via teleconferencing. Members of the public may observe, participate, and provide comments during the hearing remotely, using the instructions below. We ask that all participants follow the same decorum while teleconferencing as during a regular meeting.

This meeting is being held in accordance with the State Emergency Services Act, the Governor's Emergency Declaration related to COVID-19, and AB 361, under which a resolution was approved by the City Council on October 4, 2021 to allow attendance by members of the Planning Commission and Board of Zoning Adjustments by videoconference, or teleconference.

Please be advised that pursuant to the Executive Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, the Council Chambers will not be open for the meeting. Planning Commission Members and Board of Zoning Adjustment Members will be participating telephonically and will not be physically present in the Council Chambers.

If you would like to speak on an agenda item, you can access the meeting remotely:

Join from a PC, Mac, iPad, iPhone, or Android device: Please use this URL:

<https://us02web.zoom.us/j/81436387574>

If you do not wish for your name to appear on the screen, use the drop-down menu and click on "rename" to rename yourself to be anonymous.

Or join by phone:

*67 1-669-900-6833

Enter Meeting ID: 814 3638 7574#

If you want to comment during the public comment portion of the agenda, press *9 and you will be selected from the meeting queue.

You can also submit your comments by e-mail to: planner@sanleandro.org

To give staff adequate time to print out your comments for consideration at the meeting, please submit your written comments prior to noon on the day of the meeting.

1. ROLL CALL

Remote: Chair Boldt; Vice Chair Pon; Commissioners Breslin, Santos, Tejada

Absent: Commissioner Mendoza

2. PUBLIC COMMENTS

None.

3. MINUTES

3.A. Draft Minutes of the Meeting of September 2, 2021

Attachments: [9-2-2021 PC-BZA Minutes_draft](#)

A motion was made by Commissioner Breslin, seconded by Vice Chair Pon, that the September 2, 2021 Minutes be Received and Filed, with the addition that Commissioner Breslin had proposed a language change two months ago, stating that a maximum of one parking space be the limit and no minimums "the opposite of a limit" for the mixed-use and multi-family residential standards project.

The motion passed by the following vote:

Ayes: 5 - Vice Chair Pon; Commissioners Breslin, Santos, Solis, Tejada

Abstention: 1 - Chair Boldt

Absent: Commissioner Mendoza

4. CORRESPONDENCE

Secretary Mogensen stated that there were three items of correspondence received; one letter and two e-comments for hearing item 6.A. on tonight's agenda.

5. ORAL COMMUNICATIONS

None.

6. PUBLIC HEARINGS

- 6.A.** Public Hearing and Recommendation to the City Council to Add Section 4.04.336, Multi-family and Mixed-Use Residential Development, to the San Leandro Zoning Code and Adopt Miscellaneous Zoning Code Amendments Related to Objective Development Standards for Multi-Family and Mixed-Use Residential Development Citywide

Attachments: [Attachment 1 - Public Hearing Draft Amendments \(Redlined\)](#)
 [Attachment 2 - Site Plan Review Process - Proposed](#)
 [Attachment 3 - Public Review Draft Comments](#)

- 6.B.** RESOLUTION 2021-010 of the San Leandro Planning Commission Recommending City Council Adoption of an Ordinance Amending the San Leandro Zoning Code by Adding Section 4.04.336, Multi-family and Mixed-Use Residential Development, and Adopting Miscellaneous Zoning Code Amendments Related to Objective Development Standards for Multi-Family and Mixed-Use Residential Development Citywide

Attachments: [Exhibit A - PC Public Hearing Obj Stnds Amendments CLEAN](#)

Principal Planner, Avalon Schultz and Martha Miller, Consultant, Miller Planning Associates, presented the staff report and answered clarifying questions. Farhad Farhadmand, of TRC, answered clarifying questions.

The following people spoke:

John Minot
Sarah Bailey
Laurence Abbott
Ginny Madsen

A motion was made by Commissioner Breslin and seconded by Commissioner Santos with the following changes:

- Carshare as an added amenity option (Section 4.04.336(B)(4))
- Require 15% of all auto parking spaces in Multifamily and Mixed-Use development to have EV charging parking spaces in the DA and SA
- DA and SA will have no parking minimum and a maximum of 0.5 parking spaces per unit and a minimum of one bicycle parking space per unit

The motion passed by the following vote:

Ayes: 6 - Chair Boldt; Vice Chair Pon; Commissioner Breslin, Santos, Solis, Tejada

Absent: 1 - Commissioner Mendoza

7. MISCELLANEOUS

7.A. Introduction to San Leandro Building Reach Code

Fei-Hoi Mok, Sustainability Manager, presented an introduction to San Leandro Building Reach Code and answered clarifying questions. Farhad Farhadmand, of TRC, presented and answered clarifying questions.

8. MEMBERS' COMMENTS

Commissioner Breslin questioned assembly Bill 43.

Commissioner Pon requested to adjourn in the memory of Supervisor Wilma Chan.

9. STAFF UPDATES/PROJECT STATUS REPORT

Secretary Mogensen stated that the e-comment link is now available to the public to make comments on upcoming board items. Secretary Mogensen announced that there will be a Planning Commission/Board of Zoning Adjustments meeting on Thursday, December 2, 2021.

10. ADJOURN

A motion was made by Commissioner Pon to adjourn the meeting in Supervisor Wilma Chan's honor, seconded by Commissioner Solis.