



# 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*

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Thursday, November 2, 2023

7:00 PM

City Council Chambers

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**1. ROLL CALL**

**2. PUBLIC COMMENTS**

None

**3. MINUTES**

**3.A. [23-514](#)** Minutes of the Meeting of October 5, 2023

**Attachments:** [10-5-2023 PC-BZA Minutes draft](#)

This matter was Approved as Amended

**4. CORRESPONDENCE**

None

**5. ORAL COMMUNICATIONS**

None

**6. PUBLIC HEARINGS**

**6.A. [23-526](#)** PLN23-0035; Consideration of a Conditional Use Permit (CUP) to permit the operation of a massage therapy use within an existing 354 square-foot suite in an 11,684 square-foot multi-tenant office building at 400 Estudillo Avenue, Suite 207; Zoning District: DA-2, Downtown Area 2; Alameda County Assessor's Parcel Number 77-460-12; Yihua Ma, Nina Therapy Massage Studio (applicant); Robbin Beebe, Free Bird Properties, LLC (property owner).

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**Attachments:**     [Attachment 1 Resolution PLN23-0035 400 Estudillo Ave 207](#)  
                                 [Attachment 1 Exhibit A Plan Set](#)  
                                 [Attachment 1 Exhibit B Project Description](#)  
                                 [Attachment 2 Vicinity Map](#)

Associate Planner, Anne Wong, presented and answered clarifying questions.

Project Architect, Richard Larson, on behalf of the applicant, presented and answered clarifying questions.

A motion was made by Commissioner Boldt and seconded by Commissioner Mendoza to adopt a Resolution approving Conditional Use Permit PLN23-0035 to permit the operation of a massage therapy use within an existing 354 square-foot suite in an 11,684 square-foot multi-tenant office building at 400 Estudillo Avenue, Suite 207, based on the recommended Findings of Fact and subject to the recommended Conditions of Approval.

The motion carried by the following vote:

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

**Nays: 0**

**Absent: 1 – Commissioner Solis**

**6.B.    [23-534](#)**

PLN21-0031; Consideration of a Recommendation to the City Council Regarding Adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for PLN21-0031, Including a Zoning Map Amendment from Commercial Community with an Assembly Use Overlay (CC(AU)) to Industrial General (IG), Site Plan Review, Conditional Use Permit, and an Administrative Exception (Height) to allow the construction and operation of a new a one-story, 47 foot tall, approximately 52,269 square-foot warehouse structure that includes up to 5,000 square-feet office, and associated site improvements, and landscaping on an approximately 3.45 acre site at 14143-14273 Washington Street. Zoning District: Community Commercial (CC) within an Assembly Use (AU) Overlay; Alameda County Assessor's Parcel Numbers 77B-1222-3-3, 77B-1222-4-3, 77B-1222-5-3, 77B-1222-6-15, 77B-1222-6-17, 77B-1222-6-18, and 77B-1222-6-19; Richard Poolis (applicant); First Industrial Realty Trust, Inc. (property owner)

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**Attachments:**     [Attachment 1 - Draft PC Resolution](#)  
[Attachment 1 - Exhibit A - Initial Study & Mitigated Negative Declaration](#)  
[Attachment 1 - Exhibit B - Mitigation Monitoring Reporting Program \(draft\)](#)  
[Attachment 1 - Exhibit C - Project Plans](#)  
[Attachment 2 - General Plan & Zoning Map](#)  
[Attachment 3 - Development Standards Table](#)  
[Attachment 4 - Written Comments](#)

Associate Planner, Binh Nguyen, presented and answered clarifying questions.

Secretary Schultz and Abe Leider, environmental consultant from Rincon Consultant's Inc., answered clarifying questions.

The applicant and project architect answered clarifying questions.

There was one public speaker for this item.

Commissioners discussed this item and offered recommendations.

A motion was made by Commissioner Boldt and seconded by Commissioner Mendoza to continue this item to 12/7/2023.

The motion failed by the following vote:

Ayes: 2 – Commissioners Boldt, Mendoza

Nays: 4 – Chair Zuber, Vice Chair Tejada, Commissioners Rich and Tabjulu

Absent: 1 – Commissioner Solis

A motion was made by Chair Zuber and seconded by Commissioner Boldt to continue this item to 12/7/2023 hearing where updated conditions of approval would be provided incorporating the amendments outlined by Commissioner Rich.

The motion failed by the following vote:

Ayes: 3 – Chair Zuber, Commissioners Boldt and Mendoza

Nays: 3 – Vice Chair Tejada, Commissioners Rich and Tabjulu

Absent: 1 – Commissioner Solis

A motion was made by Commissioner Rich and seconded by Commissioner Tabjulu to adopt a resolution recommending that the City Council adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for PLN21-0031, and approve a Zoning Map Amendment, Site Plan Review, Conditional Use Permit and Administrative Exception (Height) for the construction and operation of a speculative warehouse development at 14143-14273 Washington Avenue including corrections.

The motion carried by the following vote:

Ayes: 4 – Chair Zuber, Vice Chair Tejada, Commissioners Rich and Tabjulu

Nays: 2 – Commissioners Boldt and Mendoza  
Absent: 1 – Commissioner Solis

## **7. MISCELLANEOUS**

None

## **8. MEMBERS' COMMENTS**

Commissioner Rich discussed the time allowance for public comments, asked about the City's progress in meeting its RHNA targets, and discussed Commissioner Mendoza's previous comments about homelessness and housing efficiency.

Commissioner Mendoza spoke about homelessness and housing efficiency.

Commissioner Boldt spoke about Commissioner Mendoza's comments about housing, the minutes allowance and labor standards.

Vice Chair Tejada commented on labor standards, commercial maintenance standards, a Facilities and Transportation Committee meeting he attended, and updates on status of development projects.

Commissioner Tabjulu spoke about an Earthquake Retrofit Workshop he attended.

Chair Zuber discussed the time allowance for public comments and asked about the status of the development on the corner of Bancroft and Estudillo.

Commissioners discussed the upcoming Planning Commissioners Academy.

## **9. STAFF UPDATES/PROJECT STATUS REPORT**

Secretary Schultz informed the Commissioners about an upcoming Economic Development Strategy Workshop, work plans for the Community Development Department, meeting attendance requirements, and a planned development activity website.

## **10. ADJOURN**

The meeting was adjourned at 9.30pm.