



# City of San Leandro

Civic Center  
835 East 14th Street  
San Leandro, California

## Meeting Agenda Board of Zoning Adjustments

*Chair Michael Santos, District 5*  
*Vice Chair Rick Solis, District 3*  
*Jeff Falero, District 2*  
*Thomas Fitzsimons, At Large (5)*  
*Marguerite Mazzitti, District 1*  
*Catherine Vierra Houston, District 4*  
*Vacancy, District 6*

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Thursday, December 7, 2017

7:00 PM

City Council Chambers

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**1. ROLL CALL**

**2. PUBLIC COMMENTS**

*Public Comments are limited to 3 minutes per person. The public is invited to make any comments related to Agenda items that are NOT listed under Public Hearings or other items of public interest at this time. If you wish to comment on an item listed under the Public Hearings portion of the agenda, you will have an opportunity to do so when the item is heard.*

**3. MINUTES**

**3.A.** [17-713](#) Draft Minutes 11/02 2017

**4. CORRESPONDENCE**

**5. ORAL COMMUNICATIONS**

**6. PUBLIC HEARINGS**

*Decisions of the Board of Zoning Adjustments under Public Hearings may be appealed to the City Council by filing a form to the City Clerk within 15 days of the date of the action. The form shall specifically state the reason for the appeal. An appeal fee is required.*

**6.A.** [17-688](#) PLN17-0020; Initial Study-Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for Alvarado Commerce Center, a new 159,450 square foot industrial building for various industrial uses such as advanced manufacturing, logistics, or warehouse uses at 2756 Alvarado Street. Zoning District: Industrial General (IG); Alameda County Assessor's Parcel Number 77B-800-14; Paceline Investors (applicant) and IPT Alvarado Commerce Center LP (property owner).

**6.B.** [17-678](#) PLN17-0020; Consideration of a Conditional Use Permit and Site Plan Review for Alvarado Commerce Center, a new 159,450 square foot

industrial building for various industrial uses such as advanced manufacturing, logistics, or warehouse uses at 2756 Alvarado Street. The building space will consist of office areas, mezzanine areas, and warehouse space. A total of 165 on-site parking stalls, 17 bicycle spaces, and 21 truck loading docks will be provided. Zoning District: Industrial General (IG); Alameda County Assessor's Parcel Number 77B-800-14; Paceline Investors (applicant) and IPT Alvarado Commerce Center LP (property owner).

- 6.C.**     [17-677](#)     PLN17-0054; Consideration of a Conditional Use Permit for car sales, car rental, light duty truck rental, rideshare (vanpool) and administrative and maintenance functions at 575 Marina Boulevard. Pursuant to the Zoning Code, the proposed Vehicle/Heavy Equipment Dealers Used, Vehicle/Heavy Equipment Rentals, Vehicle/Equipment Repair Limited, and Vehicle Storage is Conditionally Permitted per Zoning Code Section 2-706.B.30-33. Zoning District: IG(S) Industrial General Special Review Overlay District; Alameda County Assessor's Parcel Number 75-87-4-16; Enterprise Rent-A-Car (applicant) and McLellan Estate Co (property owner).
- 6.D.**     [17-679](#)     PLN17-0063; Consideration of a Conditional Use Permit on a pilot basis for a proposed  $\pm 7,745$  square-foot cannabis product manufacturing facility within an existing industrial building at 1655 Abram Court, zoned IG(S) - Industrial General District (Special Review Overlay District). A Cannabis Product Manufacturing Facility is a conditionally permitted use on the subject property. Alameda County Assessor's Parcel Number 79A-338-1-17; Dispersa Labs, Inc. (applicant) and Zhaoha Feng (property owner).

**7.        MISCELLANEOUS**

*Waste Management Davis Street Transfer Station Annual Report*

**8.        MEMBERS' COMMENTS**

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

**10.      ADJOURN**

*Upon recognition by the Board of Zoning Adjustments, the public is invited to speak on any item on the agenda.*

*If special accommodations are required for the disabled, please call the Planning Division at 577-3415 or TDD 577-3343.*