



City of San Leandro

Civic Center
835 East 14th Street
San Leandro, California

Minutes

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

Thursday, December 7, 2017

7:00 PM

City Council Chambers

1. ROLL CALL

Secretary Mogensen announced that Member Mendieta from District 6 resigned for personal reasons and that position will be vacant until filled by Council, a process that may take a couple of months.

Present: 4 - Chair Santos, Vice Chair Solis, Falero, Fitzsimons

Absent: 2 - Mazzitti, Vierra Houston

2. PUBLIC COMMENTS

None.

3. MINUTES

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

Attachments: [11-02-17 BZA Draft Minutes](#)

A motion was made by Member Fitzsimons, seconded by Vice Chair Solis, that the November 2, 2017 Minutes be Received and Filed. The motion carried by the following vote:

Aye: 4 - Chair Santos, Vice Chair Solis, Falero, Fitzsimons

Absent: 2 - Mazzitti, Vierra Houston.

4. CORRESPONDENCE

Secretary Mogensen stated there were two items of correspondence: 1.) a continuation request for items 6.A. and 6.B. that was submitted by the applicant and 2.) an item of correspondence regarding item 6.D. Both of these items had been placed on the dais for Board Members to review.

5. ORAL COMMUNICATIONS

None.

7. MISCELLANEOUS

A motion was made by Member Falero, seconded by Member Fitzsimons, to move Miscellaneous item 7 (Waste Management Davis Street Transfer Station Annual Report) before the Public Hearing. The motion carried by the following vote:

Aye: 4 - Chair Santos, Vice Chair Solis, Falero, Fitzsimons.

Jay Ramos, Sr. District Manager at Waste Management, presented the Waste Management Davis Street Transfer Station Annual Report and answered clarifying questions.

6. PUBLIC HEARINGS

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).

Attachments: [Comment Letter from East Bay Municipal Utility District](#)
[Alvarado Commerce Center Project Draft IS-MND with Appendix](#)

A motion was made by Member Fitzsimons, seconded by Vice Chair Solis, to continue items 6.A. and 6.B. to a further date. The motion carried by the following vote:

Aye: 4 - Chair Santo, Vice Chair Solis, Falero, Fitzsimons

Absent: 2 - Mazzitti, Vierra Houston

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).

- Attachments:** Vicinity Map
- Applicant Statement
- Recommended Findings of Fact
- Recommended Conditions of Approval
- Exhibits A-S

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).

- Attachments:** [Vicinity Map](#)
- [Applicant Statement](#)
- [Recommended Findings of Fact](#)
- [Recommended Conditions of Approval](#)
- [Exhibits A-J](#)

Senior Planner Mepani presented the Staff Report. BZA members asked clarifying questions.

Representative for the applicant, Thomas Klinger, presented and answered clarifying questions.

Chair Santos opened and closed the Public Hearing. There were no public comments.

A motion was made by Member Fitzsimons, seconded by Member Falero to approve the matter of PLN17-0054 with the amendment to the Conditions of Approval that the hours of operation be changed from 10a.m.-8p.m. to 7a.m.-8p.m.

The motion carried by the following vote:

Aye: 4 - Chair Santos, Vice Chair Solis, Falero, Fitzsimons

Absent: 2 - Mazzitti, Vierra Houston

6.D. [17-679](#)

PLN17-0063; Consideration of a Conditional Use Permit on a pilot basis for a proposed ±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).

- Attachments:** [01_Vicinity Map](#)
 [02 Project Description Operation Security](#)
 [03 Trip Gen 8-15-17](#)
 [04 Noise Assess 8-28-17](#)
 [05 Rec Findings](#)
 [06 Rec Conditions](#)
 [07 Exhibits A-D](#)
 [08 Photographs](#)

Planner II Wu presented the Staff Report. BZA members asked clarifying questions.

Applicant David Cookson and engineer Kevin Walsh, presented and answered clarifying questions.

Chair Santos opened and closed the Public Hearing. There were no public comments.

A motion was made by Member Fitzsimons, seconded by Member Falero to approve the matter of PLN17-0063.

The motion carried by the following vote:

Aye: 4 - Chair Santos, Vice Chair Solis, Falero, Fitzsimons

Absent: 2 - Mazzitti, Vierra Houston

8. MEMBERS' COMMENTS

None.

9. STAFF UPDATES/PROJECT STATUS REPORT

None.

10. ADJOURN

The meeting was adjourned at 8:10 p.m., motioned by Vice Chair Solis, seconded by Member Falero by the following vote:

Aye: 4 - Chair Santos, Vice Chair Solis, Falero, Fitzsimons