



# City of San Leandro

Civic Center  
835 East 14th Street  
San Leandro, California

## Draft Minutes

### Planning Commission and Board of Zoning Adjustments

*Chair Rick Solis, District 3*  
*Vice Chair Jeff Falero, District 2*  
*Dylan Boldt, District 6*  
*Tony Breslin, District 1*  
*Catherine Vierra Houston, District 4*  
*Kenneth Pon, At Large (1)*  
*Michael Santos, District 5*

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Thursday, September 5, 2019

7:00 PM

City Council Chambers

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#### 1. ROLL CALL

Present: 6 - Chair Solis; Vice Chair Falero; Commissioners Boldt, Vierra Houston, Santos, Pon  
Absent: 1 - Commissioner Breslin

#### 2. PUBLIC COMMENTS

None.

#### 3. MINUTES

A motion was made by Commissioner Vierra Houston, seconded by Commissioner Boldt, that the August 1, 2019 Meeting Minutes be Received and Filed.

The motion carried by the following vote:

Ayes: 6 - Chair Solis; Vice Chair Falero; Commissioners Boldt, Vierra Houston, Santos, Pon  
Absent: 1 - Commissioner Breslin

#### 3.A. [19-464](#)

Draft Minutes of the Meeting of August 1, 2019

Attachments: [8-1-2019 PC-BZA Minutes\\_Draft](#)

#### 4. CORRESPONDENCE

Secretary Mogensen stated that four public comments were received after the agenda packets went out, for hearing item 6.A., PLN17-0034.

#### 5. ORAL COMMUNICATIONS

None.

#### 6. PUBLIC HEARINGS

**6.A.**

[19-465](#)

PLN17-0034; Rezone from CC Commercial Community and RS Residential Single-Family to CC(PD) and RS(PD) Planned Development Overlay District; Zoning Amendment, Planned Development, Site Plan Review, and Tentative Map to construct a 20-unit, three-story residential townhome condominium development on a 0.97 acre site at 311 MacArthur Boulevard; Alameda County Assessor's Parcel Numbers 76-311-30-1, 76-311-1-3, 76-311-3, 76-311-4, 76-311-5; David Langon (applicant); 311 MacArthur Boulevard LLC (property owner).

**Attachments:**    [1\\_Plan Exhibits A-Q](#)  
[2\\_Inclusionary Housing Plan](#)  
[3\\_Informational Flyer](#)  
[4\\_Vicinity Map](#)

Grace Wu, Senior Planner, presented and answered clarifying questions.

Applicant David Langon answered clarifying questions.

Chair Rick Solis opened and closed the Public Hearing.

The following people spoke: Sue Chen; Kevin Adams; Jamillah Cox; Ollie Cox; Kristian Wong; Marcellino Lloyd.

Commissioner Vierra Houston made a motion to approve the resolution, seconded by Commissioner Boldt, recommending City Council approval of the 20-unit, three-story residential townhome condominium development, with the following conditions:

- Lighted, signalized crosswalk on MacArthur Boulevard
- Speed bumps on Herma Court
- Parking shall be required in the garages to be identified in the CC&R's and enforced by the HoA

The motion passed by the following vote:

**Ayes:** 6 - Chair Rick Solis; Vice Chair Falero; Commissioners Boldt, Vierra Houston, Pon, Santos  
**Absent:** 1 - Breslin

**6.B.**

[19-466](#)

Planning Commission Resolution No. 19-009, Recommending City Council approval of a Zoning Amendment, Planned Development,

Tentative Map, and Site Plan Review for 311 MacArthur Boulevard  
(PLN17-0034)

**Attachments:**    [Exhibit A\\_Zoning Map Amendment](#)  
                          [Exhibit B Recommended Findings](#)  
                          [Exhibit C Recommended Conditions](#)  
                          [CEQA Consistency Memo](#)

**7. MISCELLANEOUS**

None.

**8. MEMBERS' COMMENTS**

Chair Rick Solis offered the Board's condolences in regards to Commissioner Tony Breslin's mother's passing.  
Commissioner Santos congratulated Commissioner Boldt on his college graduation.

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

Secretary Mogensen informed the Commissioners that they will most likely be reviewing the Zoning Code update at the next meeting in October and a conditional use permit.  
Secretary Mogensen informed the Board about the upcoming training session at Sonoma State University.

**10. ADJOURN**

The meeting was adjourned at 8:32 pm, motioned by Commissioner Boldt, seconded by Commissioner Vierra Houston.