



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

Thursday, October 3, 2024

7:00 PM

City Council Chambers

1. ROLL CALL

7 members present: Chair Zuber, Vice Chair Tejada, Commissioners Boldt, Mendoza, Rich, Solis and Tabjulu

2. PUBLIC COMMENTS

There were 3 speakers during Public Comments.

3. MINUTES

3.A. [24-428](#)

Draft Minutes of the Meeting of September 5, 2024.

Attachments: [9-5-2024 PC-BZA Minutes_draft](#)

A motion was made by Commissioner Solis, seconded by Commissioner Boldt, that the September 5, 2024, Draft Minutes be approved.

The motion carried by the following vote:

Ayes: 7 – Chair Zuber, Vice Chair Tejada, Commissioners Boldt, Mendoza, Rich, Solis and Tabjulu

Nays: 0

Abstain: 0

Absent: 0

4. CORRESPONDENCE

None

5. ORAL COMMUNICATIONS

None

6. PUBLIC HEARINGS

6.A. [24-427](#)

PLN22-0006; Consideration of a Recommendation to the City Council Regarding a Zoning Map Amendment and Planned Development (PD) to Establish a PD Overlay District, and Administrative Site Plan Review, and Tentative Tract Map (TTM) 8703 for the construction of a nine-unit townhome development on a 12,588 square-foot parcel located at 13489 East 14th Street. APN: 077D-1405-001-01. Zoning District: SA-2. Applicant: Shoonya, LLC. Property Owner: Shoonya, LLC.

Attachments: [Att 1 PC Resolution 24-XXX PLN22-0006](#)
[Att 1 Exhibit A Project Plans 11x17 PLN22-0006](#)
[Att 1 Exhibit B Inclusionary Housing Plan PLN22-0006](#)
[Att 1 Exhibit C Zoning Map PLN22-0006](#)
[Att 2 Dev Regulations Table PLN22-0006](#)
[Att 3 CEQA Consistency Checklist PLN22-0006](#)
[Att 4 Findings of Fact PLN22-0006](#)
[Att 5 Density Bonus Memo PLN22-0006](#)

Associate Planner, Lourdes Juarez, presented and answered clarifying questions.

Representatives of Shoonya, LLC, Chaitanya Uppugunduri, Owner/Applicant, and Dilip Kishnani, Civil Engineer for the project, answered clarifying questions.

A motion was made by Commissioner Boldt and seconded by Commissioner Rich to adopt a Resolution recommending that the City Council approve PLN22-0006 for a Zoning Map Amendment, Planned Development, Administrative Site Plan Review and Tentative Tract Map 8703 for the construction of a nine-unit townhome development at 13489 East 14th Street based on the recommended Findings of Fact and subject to the recommended Conditions of Approval.

The motion carried by the following vote:

Ayes: 7 – Chair Zuber, Vice Chair Tejada, Commissioners Rich, Tabjulu, Solis, Mendoza and Boldt
Nays: 0
Abstain: 0
Absent: 0

6.B. [24-430](#)

PLN23-0026; Consideration of a Vesting Tentative Tract Map (VTTM 8643) for the Single-Family Element of the Shoreline Development Project, to establish 148 lots east of Monarch Bay Drive between Marina Boulevard and Fairway Drive on approximately 15.86-acres of land. Current Assessor's Parcel Numbers: APN 79A-590-7 and 79A-590-8; Monarch Bay for Sale Residential LLC (applicant and debtor-in-possession).

Attachments: [Att 1 Reso - PC Resolution Shoreline VTTM](#)
[Att 1 Exhibit A SFR VTTM 8643](#)
[Att 2 Reso 22-085 Approving Third Addendum and Planning Entitlements](#)

Consulting Principal Planner with Good City Company, Kelly Beggs, working on behalf of the City of San Leandro, presented and answered clarifying questions.

Secretary, Avalon Schultz, and City Attorney, Richard Pio Roda, answered clarifying questions.

A motion was made by Commissioner Rich and seconded by Commissioner Tabjulu to adopt a Resolution recommending that the City Council approve Vesting Tentative Tract Map 8643 to allow the subdivision of approximately 15.86 acres into 148 lots corresponding to the for-sale single-family homes and townhomes entitled by the San Leandro City Council in December 2022 as a part of the Shoreline Development Project based on the recommended Findings of Fact and subject to the recommended Conditions of Approval.

The motion carried by the following vote:

Ayes: 4 – Chair Zuber, Commissioners Rich, Tabjulu and Solis
Nays: 1 – Commissioner Mendoza
Abstain: 1 – Vice Chair Tejada
Recusal: 1 – Commissioner Boldt
Absent: 0

7. MISCELLANEOUS

None

8. MEMBERS' COMMENTS

Vice Chair Tejada asked about the status of Lake Chabot Road.

Secretary Schultz mentioned that Lake Chabot Road was discussed at a recent council meeting and that commissioners could watch the recording for more information.

9. STAFF UPDATES/PROJECT STATUS REPORT

None

10. ADJOURN

The meeting was adjourned at 8:27pm.