



City of San Leandro

Civic Center
835 East 14th Street
San Leandro, California

Draft Minutes

Planning Commission and Board of Zoning Adjustments

Chair Dylan Boldt, District 6

Luis Mendoza, District 2

Michael Santos, District 5

Rick Solis, District 3

Anthony Tejada, District 4

Litha Zuber, District 1

Vacancy, At Large

Thursday, February 2, 2023

7:00 PM

City Council Chambers

1. ROLL CALL

All members present: Chair Boldt; Vice Chair Pon; Commissioners Mendoza, Santos, Solis, Tejada, Zuber

2. PUBLIC COMMENTS

None.

3. MINUTES

3.A. [23-022](#)

Draft Minutes of the Special Meeting of November 17, 2022

Attachments: [11-17-2022 PC-BZA Minutes_draft](#)

A motion was made by Vice Chair Pon, seconded by Commissioner Santos, that the November 17, 2022 Minutes be Received and Filed.

The motion carried by the following vote:

Ayes: 7 - Chair Boldt; Vice Chair Pon; Commissioners Mendoza, Santos, Solis, Tejada, Zuber

Nays: 0

4. CORRESPONDENCE

None.

5. ORAL COMMUNICATIONS

None.

6. PUBLIC HEARINGS

6.A. [22-706](#)

PLN22-0032; Consideration of a Conditional Use Permit to allow the storage and use of certain specified hazardous materials in quantities requiring special handling in accordance with the Fire Code in existing buildings located at 2010 and 2020 Williams Drive. Zoning District: IG, Industrial General; Alameda County Assessor's Parcel Numbers 079A-0375-007-51 and 077A-0644-001-06; Patrick Le, Cuberg, Inc. (applicant); Peter Lennon, B3 Westgate Manager LLC (property owner).

Attachments: [Attachment A: Resolution 2023-001 Approving a Conditional Use Permit PLN22-0032](#)
 [Exhibit A: Recommended Findings of Fact PLN22-0032](#)
 [Exhibit B: Conditions of Approval PLN22-0032](#)
 [Exhibit C: Fire Infrastructure](#)
 [Exhibit D: Project Information](#)
 [Exhibit E: Hazardous Materials Impact Report](#)
 [Attachment B: Vicinity Map](#)

Senior Planner, Cindy Lemaire, presented and answered clarifying questions.

Applicant Patrick Le, on behalf of Cuberg Inc., and consultant Rebecca Crowley, presented and answered clarifying questions.

There were no Public Comments.

A motion was made by Commissioner Santos and seconded by Commissioner Solis to approve the project and adopt Resolution 2023-001.

The motion carried by the following vote:

Ayes: 6 - Chair Boldt; Vice Chair Pon; Commissioners Mendoza, Santos, Solis, Zuber

Nays: 1 - Commissioner Tejada

6.B. [23-013](#)

PLN21-0030; Consideration of a Conditional Use Permit for a Group Housing use to establish an assisted care facility for the elderly with up to 15 residents, including associated improvements to existing buildings, circulation, parking and landscaping on a 14,325 square foot parcel located at 1411 Bancroft Avenue. Zoning District: RM-1800; Assessor's Parcel Number (APN): 77-526-1; Applicant and Property Owner: Allen Leung, 1411 Bancroft Avenue, LLC.

Attachments: [Attachment A Resolution PLN21-0030](#)
 [Attachment A Exhibit A Findings of Fact PLN21-0030](#)
 [Attachment A Exhibit B COA PLN21-0030](#)
 [Attachment B Vicinity Map](#)
 [Attachment C Plan Exhibits Exhibits A-L](#)

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

Applicant and property owner, Allen Leung, along with architects Veronica Romano and James Welch from Romano Welch Architects, presented and answered clarifying questions.

There was one Public Comment by the next door neighbor who supported the project.

A motion was made by Commissioner Santos and seconded by Commissioner Tejada to approve the project and adopt Resolution 2023-002, to include a modification to the parking requirement, reducing the number of parking spaces from eleven to a minimum of five.

The motion carried by the following vote:

Ayes: 7 - Chair Boldt; Vice Chair Pon; Commissioners Mendoza, Santos, Solis, Tejada, Zuber

Nays: 0

7. MISCELLANEOUS

None.

8. MEMBERS' COMMENTS

Vice Chair Pon announced that this was his last meeting and he is resigning from the Planning Commission/Board of Zoning Adjustments (PC/BZA).

Commissioner Solis stated he wants our community to benefit by encouraging local labor and fair wages.

Commissioners Solis and Tejada expressed gratitude for the service of previous Secretary to the PC/BZA, Andrew Mogensen, AICP and welcomed current secretary, Avalon Schultz, AICP.

Commissioner Tejada also wished the best to the commissioners who may leave the board and inquired as to the possible timing of departures for current commissioners that may be replaced by new appointees. He expressed interest in training for commissioners moving forward.

9. STAFF UPDATES/PROJECT STATUS REPORT

Secretary Schultz, AICP, thanked the commissioners for welcoming her and expressed appreciation for previous secretary, Andrew Mogensen, AICP. She stated that when she listened to the recording of the 11/17/2022 meeting, she heard requests and interest from the commissioners for more training, and she will come back to them with updates on this topic in the near future. She stated that March or April is when the transitioning of the commissioners will most likely take place. Secretary Schultz, AICP, announced that the Housing Element was adopted by Council and HCD certified it just two days after we submitted it. She then added that the Planning division has been including

larger plans on 11 x 17 paper in their packets so that they are easier for the commissioners to read. Lastly, she announced that the Community Development department is welcoming a new assistant in February.

Community Development Director, Tom Liao, added that he agrees that the transitioning of commissioners will most likely take place in March or April and he also acknowledged the importance of training for the commissioners. He then acknowledged how much Secretary Mogensen enjoyed working with the commissioners and that he is doing well.

10. ADJOURN

A motion was made by Commissioner Santos to adjourn, seconded by Vice Chair Pon.

The meeting was adjourned at 9:28 P.M.