



City of San Leandro

Civic Center
835 East 14th Street
San Leandro, California

Minutes

Planning Commission

Chair Ed Hernandez, District 2
Vice Chair Jim Hussey, District 5
Denise Abero, District 3
Tony Breslin, District 1
Esther Collier, District 6
Kai Leung, District 4
Kenneth Pon, At Large (1)

Thursday, March 17, 2016

7:00 PM

City Council Chambers

1. ROLL CALL

2. PUBLIC COMMENTS

None

3. MINUTES

3.A [16-150](#) Draft Minutes of the Meeting of November 19, 2015

Attachments: [11-19-15 PC Minutes Draft](#)

A motion was made by Member Esther Collier, seconded by Member Denise Abero, that the Minutes be Approved as Submitted. The motion PASSED by an unanimous vote.

4. CORRESPONDENCE

Commissioners Breslin and Leung noted that they both received written correspondence from Shawn Wilson [a representative of the applicant under tonight's public hearing item]. They wanted the correspondence read in and included as part of the public record during the public hearing item.

5. ORAL COMMUNICATIONS

None.

6. WORK SESSION

None

7. PUBLIC HEARINGS

7.A. [16-156](#) Continuation of PLN15-0031; Modification of Planned Development, PD-83-3, for façade renovations to six buildings at the Greenhouse

Marketplace that would include the replacement of glass atrium features with new roofing or sign towers, installation of stone veneer accents and a new paint color palette at 699 Lewelling Boulevard; Commercial Community (CC) District; Alameda County Assessor's Parcel Numbers 412-0001-009, -011, -014, -016, -017, -018, -019 and -020 ; Tom Wilson Architect Inc. (applicant), Brian Kriz on behalf of Weingarten Realty Investors (property owner).

Attachments:

[Vicinity Map](#)

[Vicinity and Aerial Images](#)

[Applicant Statement \(Letter to San Leandro, dated March 9, 2016\)](#)

[Exhibit A Site Plan \(Sheet DR-01\)](#)

[Exhibit B Facade Remodel for Units A0A to A0E \(Sheet DR-2\)](#)

[Exhibit C Facade Remodel for Units B0G to B0R \(Sheet DR-3.1\)](#)

[Exhibit D Facade Remodel for Units B0A to B0F \(Sheet DR-3.2\)](#)

[Exhibit E Facade Remodel for Units C0H to C0R \(Sheet DR-4.1\)](#)

[Exhibit F Facade Remodel for Units C0A to Jo-Ann \(Sheet DR-4.2\)](#)

[Exhibit G Facade Remodel for Units E0H to E0N \(Sheet DR-5.1\)](#)

[Exhibit H Facade Remodel for Units E0A to E0F \(Sheet DR-5.2\)](#)

[Exhibit I Facade Remodel for Units D0A to D0E \(Sheet DR-6\)](#)

[Exhibit J Facade Remodel for Units F0A to F0E \(Sheet DR-7.1\)](#)

[Exhibit K Facade Remodel for Units F0E to F0G \(Sheet DR-7.2\)](#)

[Exhibit L Historical Display Proposal \(Sheet X-43\)](#)

[Excerpts from Planning Commission PD-83-3](#)

[Staff Photographs of Greenhouse Marketplace](#)

[Draft Minutes for the March 17, 2016 Planning Commission meeting](#)

[Email from Brian Kriz, Weingarten Realty Investors, dated May 9, 2016](#)

Principal Planner Sally Barros presented the staff report and Senior Planner Elmer Penaranda helped answer questions. Brian Kriz (Weingarten) and Tom Wilson, project architect, presented as the applicants.

Chair Hernandez opened the public hearing and there were no public comments. The public hearing was closed by a vote of 7-0 (Collier/Abero).

The public hearing was then re-opened by a vote of 6-0 (Abero/Breslin) with Commissioner Hussey not voting as he had stepped out briefly. Principal Planner Barros then read the email correspondence received by Commissioner Leung into the public record and Commissioner Breslin did the same for the similar email he received (see attachments). The public hearing was then closed by a vote of 7-0 (Collier/Pon).

[16-159](#)

Resolution No. 2016-01 of the Planning Commission to Deny PLN15-0031, a Request to Modify Planned Development PD-83-3 for Greenhouse Marketplace at 699 Lewelling Boulevard

Attachments: [Exhibit A: Findings for Denial](#)

Commissioner Collier made a motion to approve staff's recommendation to deny the application, and Commissioner Pon seconded. Upon further discussion by the Planning Commission, Commissioner Hussey then made a substitute motion, seconded by Commissioner Abero, to continue the public hearing to a date certain on May 19, 2016, which was passed by the following vote.

8. MISCELLANEOUS

8.A. [16-152](#)

General Plan Conformity Finding Regarding the Disposition of Property Located at 1188 East 14th Street (APN: 077-0447-007-01), the City-owned parking lot that is a parcel within a development opportunity site within the City's Downtown Transit-Oriented Development (TOD) Strategy (Strategy), which will facilitate a higher density and mixed use development to advance the Strategy's goals.

Attachments: [Attachmt A Aerial View](#)
 [Attachmt B General Plan Land Use Map](#)

Commissioner Pon recused himself because he noted for the record that his office was across the street from 1188 East 14th Street and per the advice of Assistant City Attorney Kris Kokotaylo.

Secretary Tom Liao presented and Office of Business Development Manager Jeff Kay responded to Planning Commission questions. There was one public comment made by Patricia (a resident from Council District 6).

9. MEMBERS' COMMENTS

Commissioner Collier asked about whether trees from the Extra Space Storage site on Washington Ave were ever planted under the plan in its Planning Commission approvals. Secretary Liao noted that he would follow-up with her.

Chair Hernandez and Commissioners Hussey and Pon noted their positive experiences attending the recent League of Cities sponsored Planning Commissioners Academy in San Ramon.

Commissioner Hussey also noted that he received earlier correspondence from Darryl Leamon, a developer interested in 2950 Merced. He also mentioned attending the January 12 General Plan Update community meeting.

10. STAFF UPDATES/PROJECT STATUS REPORT

Secretary Liao stated that there was no agenda items presently for the April 21 Planning Commission meeting. He also congratulated Commissioner Collier on her 20 plus years of service on City Boards/Commissions.

11. ADJOURN

The meeting adjourned at 9:21 pm.

Collier/Abero: 7 Ayes, 0 No