



City of San Leandro

Civic Center
835 East 14th Street
San Leandro, California

Draft Minutes

Planning Commission and Board of Zoning Adjustments

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

Thursday, March 7, 2019

7:00 PM

City Council Chambers

1. ROLL CALL

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

2. PUBLIC COMMENTS

None.

3. MINUTES

3.A. [19-142](#)

Draft Minutes of the Planning Commission Meeting of December 20, 2018

Attachments: [12-20-18 PC Minutes Draft](#)

A motion was made by Commissioner Solis, seconded by Commissioner Boldt, that the December 20, 2018 Meeting Minutes be Received and Filed.
The motion carried by the following vote:

Ayes: 6 - Chair Pon, Vice Chair Santos, Boldt, Falero, Solis, Vierra Houston

Absent: 1 - Breslin

3.B. [19-144](#)

Draft Minutes of the Board of Zoning Adjustments Meeting of September 6, 2018

Attachments: [9-06-18 BZA Draft Minutes](#)

A motion was made by Commissioner Boldt, seconded by Commissioner Solis, that the September 6, 2018 Meeting Minutes be Received and Filed.
The motion carried by the following vote:

Ayes: 6 - Chair Pon, Vice Chair Santos, Boldt, Falero, Solis, Vierra Houston

Absent: 1 - Breslin

4. CORRESPONDENCE

Secretary Mogensen stated that two more written comments, one per agenda item, were received tonight, after the agenda packets had gone out. All items are in front of the PC/BZA commissioners and available for public review in the binders.

5. ORAL COMMUNICATIONS

None.

6. PUBLIC HEARINGS

6.A. [19-088](#)

PLN18-0082; Consideration of a Conditional Use Permit to allow for Vehicle Repair and Oil Change inside an existing approximately 2,800 square foot building at 14602 Washington Avenue. Pursuant to the Zoning Code, Limited Vehicle/Equipment Repair is conditionally permitted per Zoning Code Section 2-606.B.48. Zoning District: CC(AU) (PD) Commercial Community District (Assembly Use) (Planned Development); Alameda County Assessor's Parcel Number 77C-1310-9-1; 2950 Merced Park Properties LLC (applicant/property owner).

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

Anjana Mepani presented the staff report and answered clarifying questions.

Representative for the Applicant, Gayle Travers of 2950 Merced Park Properties, LLC, presented and answered clarifying questions.

Chair Pon opened and closed the Public Hearing.

A motion was made by Commissioner Solis seconded by Commissioner Falero, to approve the matter of PLN18-0082.

The motion passed by the following vote:

Aye: 6 - Chair Pon, Vice Chair Santos, Boldt, Falero, Solis, Vierra Houston

Absent: 1 - Breslin

6.B. [19-107](#)

PLN18-0013 and PLN18-0047; City of San Leandro Board of Zoning Adjustments Consideration of Conditional Use Permit, Site Plan Review, and Administrative Review to construct a 687 unit five & six-story

multi-family residential development with 892 parking spaces at 915 Antonio Street and a one-story 4,326 sq. ft. music conservatory building with 15 parking spaces at 844 Alvarado Street. Zoning District: DA-4(S) Downtown Area 4 District (Special Policy Area 5). Alameda County Assessor's Parcel Numbers 75-57-12-1; 75-155-11; 75-155-12; 75-155-15; 75-155-17 and 75-54-3. Maximus Antonio Alvarado LLC (applicant and property owner).

Attachments:

[Vicinity Map](#)

[Applicant Statement](#)

[General Plan Conformance Statement](#)

[PLN18-0013 Resolution](#)

[Resolution Exhibit A PLN18-0013 Recommended Findings of Fact](#)

[Resolution Exhibit B PLN18-0013 Recommended Conditions of Approval](#)

[PLN18-0047 Resolution](#)

[Resolution Exhibit A PLN18-0047 Recommended Findings of Fact](#)

[Resolution Exhibit B PLN18-0047 Recommended Conditions of Approval](#)

[CEQA Infill Checklist](#)

[Correspondences](#)

[Plan Exhibits A-OO for 915 Antonio Street](#)

[Plan Exhibits A-K for 844 Alvarado Street](#)

[Parking Management Plan](#)

Commissioner Boldt stated that after further discussion outside of this meeting, that he doesn't need to recuse himself.

Vice Chair Santos stated that he had ex parte communications with the developer to get a brief overview of the projects.

Commissioner Falero stated that he had ex parte communications with the developer on February 22, and with a representative from F.H. Daily on February 21, and that there is no need to recuse himself.

Commissioner Vierra Houston stated that she too had an ex parte conversation with the developer/applicant earlier today.

Commissioner Solis stated that he had ex parte communications with the representative of the developer/Maximus.

Chair Pon stated that he heard presentations by the developer in two different public settings with the San Leandro Downtown Association.

Anjana Mepani presented the staff report and answered clarifying questions.

The Board motioned for a recess to review written correspondence submitted prior to the hearing.

Applicant Rogelio Foronda, representative from Maximus Real Estate Partners, presented and answered clarifying questions.

Consultant Frank Poss, consultant from Interek-PSI, answered clarifying questions.

Jeffrey Lamb, representative from Maximus Real Estate Partners answered clarifying questions.

Chair Pon opened the Public Hearing.

Public comments were made by the following:

Steve Song; Angele Sweet; Brandon Punla; Emily Griego; Alexander Jamison; Eduardo Villagomez; Allan Carroll; Daniel Gregg; Stephen Cassidy; Aaron Bukofzer; Christina Caro; Nicolas Nagle; Mitchell Salazar; Xuan Nguyen; Diana Souza; Lorenza Tomaz; Dominic L.

Chair Pon closed the Public Hearing.

Following deliberations, a motion was made by Commissioner Solis seconded by Commissioner Vierra Houston to approve PLN18-0013 and PL18-0047.

The motion passed by the following vote:

Aye: 6 - Chair Pon, Vice Chair Santos, Boldt, Falero, Solis, Vierra Houston

Absent: 1 - Breslin

7. MISCELLANEOUS

Kris Kokotaylo, City attorney, administered the election of the Chair and Vice Chair of the newly formed PC/BZA Commission:

Chair Pon nominated Commissioner Falero as Chair:

Ayes: 1 - Chair Pon

No: 4 - Vice Chair Santos, Boldt, Solis, Vierra Houston

Abstain: 1 - Commissioner Falero

Vice Chair Santos nominated Commissioner Solis as Chair:

Ayes: 5 - Chair Pon, Vice Chair Santos, Boldt, Falero, Vierra Houston

Abstain: 1 - Commissioner Solis

Vice Chair Santos nominated Commissioner Falero as Vice Chair:

Ayes: 5 - Chair Pon, Vice Chair Santos, Boldt, Solis, Vierra Houston

Abstain: 1 - Commissioner Falero

Vice Chair Santos mentioned that Tom Russo, a San Leandro "landmark" had passed away.

Commissioner Solis thanked Council member Aguilar for re-appointing him to this position.

8. MEMBERS' COMMENTS

None.

9. STAFF UPDATES/PROJECT STATUS REPORT

Secretary Mogensen announced that there will be a special meeting to facilitate the PC/BZA training which will be held on April 4, 2019 at 6pm in the City Council chambers. Special guest will be Hanson Hom, former San Leandro Community Development Director.

The regular meeting will take place at 7pm in the City Council chambers.

Vice Chair Santos announced that he will not be able to attend April's meeting.

Secretary Mogensen brought up the issue of serial meetings. He requested to avoid a serial meeting, the commissioners should only communicate through him and to blind-copy other commissioners. In addition, he requested for commissioners not to submit a written opinion on a matter, if he/she is not present.

Vice Chair Santos asked a question about the status of cannabis dispensaries in the city.

10. ADJOURN

The meeting was adjourned at 10:18pm, motioned by Commissioner Vierra Houston, seconded by Vice Chair Santos.