



# City of San Leandro

Civic Center  
835 East 14th Street  
San Leandro, California

## Minutes

### Planning Commission and Board of Zoning Adjustments

*Chair Dylan Boldt, District 6*  
*Vice Chair Kenneth Pon, At Large (1)*  
*Tony Breslin, District 1*  
*Luis Mendoza, District 2*  
*Michael Santos, District 5*  
*Rick Solis, District 3*  
*Anthony Tejada, District 4*

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Thursday, September 2, 2021

7:00 PM

Access via information below

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The regularly scheduled Planning Commission and Board of Zoning Adjustments public hearing will be conducted via teleconferencing. Members of the public may observe, participate, and provide comments during the hearing remotely, using the instructions below. We ask that all participants follow the same decorum while teleconferencing as during a regular meeting.

This meeting is being held in accordance with the State Emergency Services Act, the Governor's Emergency Declaration related to COVID-19, and the Governor's Executive Order N-29-20 issued on March 17, 2020, to allow attendance by members of the Planning Commission and Board of Zoning Adjustments by teleconference, videoconference, or both.

If you would like to speak on an agenda item, you can access the meeting remotely:

Join from a PC, Mac, iPad, iPhone, or Android device: Please use this URL:  
<https://us02web.zoom.us/j/81436387574>

If you do not wish for your name to appear on the screen, use the drop-down menu and click on "rename" to rename yourself to be anonymous.

Or join by phone:  
\*67 1-669-900-6833  
Enter Meeting ID: 814 3638 7574#

If you want to comment during the public comment portion of the agenda, press \*9 and you will be selected from the meeting queue.

You can also submit your comments by e-mail to: [planner@sanleandro.org](mailto:planner@sanleandro.org)

To give staff adequate time to print out your comments for consideration at the meeting, please submit your written comments prior to noon on the day of the meeting.

**1. ROLL CALL**

Remote: Vice Chair Pon; Commissioners Breslin, Mendoza, Santos, Tejada

Absent: Chair Boldt; Commissioner Solis

**2. PUBLIC COMMENTS**

None.

**3. MINUTES**

**3.A.** Draft Minutes of the Meeting of July 1, 2021

Attachments: [7-1-2021 PC-BZA Minutes draft](#)

A motion was made by Commissioner Santos, seconded by Commissioner Breslin, that the July 1, 2021 Minutes be Received and Filed.

The motion passed by the following vote:

Ayes: 5 - Vice Chair Pon; Commissioners Breslin, Mendoza, Solis, Tejada

Absent: 2 - Chair Boldt; Commissioner Solis

**4. CORRESPONDENCE**

None.

**5. ORAL COMMUNICATIONS**

None.

**6. PUBLIC HEARINGS**

PLN21-0011; Consideration of a Conditional Use Permit and Site Plan Review for a partial demolition and construction of a new 7,036 sq. ft. fleet vehicle maintenance and repair facility at an existing business located at 14655 Wicks Blvd. Zoning District: IG (Industrial General);

Alameda County Assessor's Parcel Number (APN): 077B 0851 014 13;  
Applicant: Guy Duerwald, Perkins, Williams & Cotterill. Property Owner:  
Lone Oak San Leandro LLC.

**Attachments:**    [Vicinity Map PLN21-0011](#)  
                          [Applicants Statement 4-9-21 PLN21-0011](#)  
                          [Project Plan Exhibits PLN21-0011](#)

Commissioner Santos recused himself because his employer 's real property is located within 500 feet of this project.

Andrew Mogensen, Community Development Manager, presented the staff report and answered clarifying questions.

The following people spoke:

Philip Erdman, Applicant/ Regional Director of Constructions

RESOLUTION 2021-009 of the Board of Zoning Adjustments of the City of San Leandro Approving a Conditional Use Permit and Site Plan Review for a 7,036 sq. ft. Fleet Vehicle Maintenance and Repair Facility Located at 14655 Wicks Blvd.

**Attachments:**    [Exhibit A - FND PLN21-0011](#)  
                          [Exhibit B COA PLN21-0011](#)

The motion was made by Commissioner Breslin to approve the resolution, seconded by Commissioner Mendoza.

The motion passed by the following vote:

Ayes 4 - Vice Chair Pon, Commissioners Breslin, Mendoza, Tejada

Absent: Chair Boldt; Commissioner Solis

Recused: Commissioner Santos

## 7. MISCELLANEOUS

Multi-Family Development Standards Project Update

Avalon Schultz, Principal Planner presented and answered clarifying questions. Martha Miller, Miller Planning Associates, answered clarifying questions. Tom Liao, Community Development Director, answered clarifying questions.

The following people spoke:

John Mayet

## 8. MEMBERS' COMMENTS

None.

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

Secretary Mogensen reminded the Commissioners to sign up for the on-line APA conference from 9/13 to 9/15.

**10. ADJOURN**

A motion was made by Commissioner Breslin to adjourn the meeting, seconded by Vice Chair Pon.

The meeting was adjourned at 9:21pm.