



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

Thursday, April 7, 2022

7:00 PM

City Council Chambers
Council Member Breslin may participate in the
meeting via telephone conference call from
135 East Central Ave., Missoula, Montana 59801

1. ROLL CALL

Vice Chair Pon; Commissioners Mendoza, Santos, Tejada

Via telephone conference call from 135 East Central Ave., Missoula, Montana
59801: Commissioner Breslin

Absent: Chair Boldt; Commissioner Solis

2. PUBLIC COMMENTS

None.

3. MINUTES

3. A. Draft Minutes of the Meeting of March 3, 2022

Attachments: [3-3-2022 PC-BZA Minutes draft](#)

A motion was made by Commissioner Mendoza, seconded by Commissioner Tejada, that the March 3, 2022 Minutes be Received and Filed.

The motion carried by the following vote:

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

Absent: 2 - Chair Boldt; Commissioner Solis

4. CORRESPONDENCE

Secretary Mogensen stated that Commissioners received an e-mail from the applicant in regards to hearing item 6. A. on tonight's agenda.

5. ORAL COMMUNICATIONS

None.

6. PUBLIC HEARINGS

- 6. A.** PLN21-0005; Consideration of a Zoning Map Amendment, Planned Development, Site Plan Review, and Tentative Map at 2824 Halcyon Drive to demolish existing structures, rezone site from Industrial Park (IP) and Residential Single-Family (RS) to Residential Single-Family with a Planned Development Overlay (RS(PD)) zoning district, subdivide the single parcel into 18 lots and three parcels, and construct 18-single family residences with associated circulation and landscape installations on a 2.4-acre site (PLN21-0005); APN 77C-1240-5; Chris Zaballos, D.R. Horton (applicant), Douglas Storm, Douglas Storm Trust UDT (Property Owner).

Attachments: [Vicinity Map](#)
[Applicant Support Statement](#)
[Plan Exhibits A-QQ](#)
[Inclusionary Housing Plan](#)
[Environmental Infill Consistency Checklist](#)
[Alameda County Fire Department Fire Access Letter](#)

- 6. B.** RESOLUTION 2022-001 of the San Leandro Planning Commission recommending City Council approval of a Zoning Map Amendment, Planned Development, Site Plan Review, and Tentative Map at 2824 Halcyon Drive

Attachments: [Exhibit A Recommended Findings PLN21-0005 2824 Halycon Dr](#)
[Exhibit B Recommended COA PLN21-0005 2824 Halcyon Dr.](#)
[Exhibit C Zoning Plan Map Amendment](#)

Commissioner Tejada announced that he had ex parte communication with the applicant D.R. Horton on Friday, April 1, 2022.

Associate Planner, Anne Wong, presented the staff report and answered clarifying questions.

Avery Jones, applicant, D.R. Horton, Project Manager for Poppy Lane presented and answered clarifying questions.

Alex Azar, applicant, D.R. Horton, Civil Engineer, answered clarifying questions.

Rene Rellis, Traffic Consultant, F.J. Ham, answered clarifying questions.

The following people spoke:

John Rocha

Henry Leung
Lawrence Gill
Pierre Davis
Sandra Lee
Zosimo Vivo
John Brazis
Lance T. Storm

A motion was made by Commissioner Santos to approve the resolution, seconded by Commissioner Breslin.

The motion passed by the following vote:

Ayes: 4 - Vice Chair Pon; Commissioners Breslin, Mendoza, Santos

Nayes: 1 - Commissioner Tejada

Absent: 2 - Chair Boldt; Commissioner Solis

Secretary Mogensen stated that tonight's vote was a recommendation to the City Council. This item is tentatively scheduled to go to City Council on Monday, May 2, 2022.

7. MISCELLANEOUS

PC Staff Report for Marina Blvd Planned Development Renewal

7. A. PLN17-0049; Consideration of a two-year time extension renewal of a 6-unit Planned Development on a .28 acre site located at 342 Marina Blvd.; Alameda County Assessor's Parcel Numbers 75-82-10; Gordon K. Wong, GKW Architects, Inc., applicant, c/o Chee Yan Property, Inc., property owner.

Attachments: [342 Marina City Council Staff Report October 15 2018](#)
[Exhibits A through N](#)
[Exhibits O through U](#)
[City Planners Report for 342 Marina PD Final Map](#)

Andrew Mogensen, Planning Manager, answered clarifying questions.

A motion was made by Commissioner Santos to approve the resolution with the findings for approval identified in the Zoning Code, seconded by Commissioner Mendoza.

The motion passed by the following vote:

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

Absent: 2 - Chair Boldt; Commissioner Solis

8. MEMBERS' COMMENTS

Vice Chair Pon, Commissioners Mendoza and Tejada spoke about their positive experience at the Planning Commissioners Academy in San Ramon.

Planning Manager, Andrew Mogensen, stated that the City is seeing a steady influx of building permits for ADU's in recent months.

Secretary Mogensen stated that there will be a Special Meeting for the PC/BZA Commission on Thursday, April 21, 2022 and on Thursday, May 19th, 2022.

Secretary Mogensen stated that the new Senior Planner is starting on Monday, April 18, 2022.

9. STAFF UPDATES/PROJECT STATUS REPORT

None.

10. ADJOURN

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

The meeting was adjourned at 8:54am.