



# City of San Leandro

Civic Center  
835 East 14th Street  
San Leandro, California

## Meeting Agenda

### Planning Commission and Board of Zoning Adjustments

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

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Thursday, June 6, 2019

7:00 PM

City Council Chambers

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**1. ROLL CALL**

**2. PUBLIC COMMENTS**

*Public Comments are limited to 3 minutes per person. The public is invited to make any comments related to Agenda items that are NOT listed under Public Hearings or other items of public interest at this time. If you wish to comment on an item listed under the Public Hearings portion of the agenda, you will have an opportunity to do so when the item is heard.*

**3. MINUTES**

- 3.A.** [19-329](#) Draft Minutes of the Meeting of May 2, 2019

**4. CORRESPONDENCE**

**5. ORAL COMMUNICATIONS**

**6. PUBLIC HEARINGS**

*Public Hearing items may be heard as either the Planning Commission or the Board of Zoning Adjustments. Applications that are recommended for approval by the Planning Commission will be forwarded to the City Council for final action. Actions by the Board of Zoning Adjustments are final unless appealed. If the Planning Commission or the Board of Zoning Adjustments DENIES an application, the decision is final unless an appeal form is filed with the City Clerk within 15 days of the date of the action. The form shall specifically state the reason for the appeal. An appeal fee is required.*

- 6.A.** [19-305](#) PLN18-0045; Consideration of a Site Plan Review and a Parking Exception and a recommendation to the City Council for a Tentative Tract Map for condominium purposes, to construct a new mixed-use development comprising 26-residential units, ground floor commercial space and parking, zoned DA-1 (Downtown Area 1). Per the Inclusionary Housing Requirement - Section 6-3006, the development will include 4 units of affordable housing. Residential mixed-use development is a

permitted use on the subject property. Alameda County Assessor's Parcel Numbers 075-0005-012-00 (268 Parrott St) & 075-0005-011-01 (1595 Washington Ave.); David Langon (applicant) and David Langon Construction (property owner).

[19-306](#) RESOLUTION No. 2019-005 of the Board of Zoning Adjustments of the City of San Leandro, approving a Site Plan Review and Parking Exception (PLN18-0045) for a ±44,789 square foot mixed-use development with 26 residential units located at 269 Parrott St.

[19-322](#) RESOLUTION No. 2019-006 of the Planning Commission of the City of San Leandro, recommending City Council approval of a Tentative Tract Map for Condominium Purposes (PLN18-0045) for a ±44,789 square foot mixed-use development with 26 residential units and commercial space located at 269 Parrott St.

**6.B.** [19-295](#) PLN19-0017; Consideration of a Fence Modification to allow for a ±6-foot-tall redwood fence to encroach approximately 4-feet-6 inches into a required side yard to allow for an expanded enclosed side yard at 4021 Monterey Blvd. The subject property is zoned RS (Residential Single-Family) and is located on the northwest corner of Monterey Blvd. and Crespi Drive. The parcel is approximately 6,279 square feet in area and developed with a 1,505 square-foot, two story residence. Alameda County Assessor's Parcel Numbers 077-B1125-020-00 (4021 Monterey Blvd.) Nolan P. Quinabo & Victor Aguilar Jr. (applicants & property owners).

[19-296](#) RESOLUTION No. 2019-007 of the Board of Zoning Adjustments of the City of San Leandro, approving a Fence Modification for PLN19-0017 at 4021 Monterey Blvd.

**7. MISCELLANEOUS**

**8. MEMBERS' COMMENTS**

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

**10. ADJOURN**

*Upon recognition by the Planning Commission and Board of Zoning Adjustments, the public is invited to speak on any item on the agenda.*

*If special accommodations are required for the disabled, please call the Planning Division at 577-3415 or TDD 577-3343.*