



City of San Leandro

Civic Center
835 East 14th Street
San Leandro, California

Draft Minutes

Planning Commission and Board of Zoning Adjustments

Chair Litha Zuber, District 1
Vice Chair Anthony Tejada, District 4
Dylan Boldt, District 6
Luis Mendoza, District 2
Robert Rich, District 5
Rick Solis, District 3
Vamsi Tabjulu, At Large

Thursday, October 5, 2023

7:00 PM

City Council Chambers

1. ROLL CALL

5 members present: Vice Chair Tejada, Commissioners Mendoza, Rich, Tabjulu and Solis (arrived at the meeting after Roll Call).
2 members absent: Chair Zuber and Commissioner Boldt.

2. PUBLIC COMMENTS

None

3. MINUTES

3.A. [23-425](#)

Draft Minutes of the Meeting of September 7, 2023.

Attachments: [9-7-2023 PC-BZA Minutes draft](#)

A motion was made by Commissioner Solis, seconded by Commissioner Mendoza, that the September 7, 2023, Minutes be Received and Filed.

The motion carried by the following vote:

Ayes: 5 – Vice Chair Tejada, Commissioners Mendoza, Rich, Tabjulu and Solis

Nays: 0

Absent: 2 – Chair Zuber and Commissioner Boldt

4. CORRESPONDENCE

None

5. ORAL COMMUNICATIONS

None

6. PUBLIC HEARINGS

6.A. [23-467](#)

PLN23-0014; Consideration of a Conditional Use Permit and a Major Site Plan Review to permit the operation of a Limited Vehicle/Equipment Repair use in an existing 16,275 square-foot building, related site improvements, and a reduction in the required number of off-street parking spaces at 1930 Fairway Drive; Zoning District: IG, Industrial General; Alameda County Assessor's Parcel Number 77B-853-29; Thomas Rudden, Dent Wizard International (applicant); Gabriel Cunich (property owner).

Attachments: [Attachment 1 BZA Resolution 23-0XX](#)
 [Attachment 1 BZA Resolution Exhibit A Project Plans](#)
 [Attachment 1 BZA Resolution Exhibit B Project Statement](#)
 [Attachment 2 Vicinity Map](#)

Associate Planner, Anne Wong, presented and answered clarifying questions.

Roger Shanks, consultant for Dent Wizard and Thomas Rudden, applicant, presented and answered clarifying questions.

The Commissioners discussed recommendations and modifications to staff's recommended conditions of approval.

A motion was made by Commissioner Rich and seconded by Commissioner Solis to adopt a Resolution determining that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guideline Section 15301 and approving a Conditional Use Permit and Major Site Plan Review PLN 23-0014 for the operation of a Limited Vehicle/Equipment Repair use with a reduction in required off-street parking at 1930 Fairway Drive, based on the recommended Findings of Fact and subject to the recommended Conditions of Approval with an additional condition of approval that the Applicant comply with Bay Area Air Quality Management District (BAAQMD) regulations regarding motor vehicle and equipment coating operations, specifically compliance with housekeeping and record keeping requirements, and obtaining a permit to operate from the BAAQMD if 30 gallons or more of coatings are used per year.

The motion carried by the following vote:

Ayes: 5 – Vice Chair Tejada, Commissioners Mendoza, Rich, Tabjulu and Solis
Nays: 0
Absent: 2 – Chair Zuber and Commissioner Boldt

7. MISCELLANEOUS

None

8. MEMBERS' COMMENTS

Commissioner Rich and Vice Chair Tejada spoke about their attendance at the Alameda County Housing Collaborative Decision-Maker Training.
Commissioner Mendoza spoke about homelessness and housing efficiency,

and storefront spaces.

9. STAFF UPDATES/PROJECT STATUS REPORT

Secretary Schultz informed the Commissioners that the decisions on items from the previous meeting are final as there were no appeals filed.

Secretary Schultz spoke about working on Administrative Code updates to merge the duties of the Board of Zoning Adjustments and Planning Commission.

10. ADJOURN

The meeting was adjourned at 7.43pm.