



City of San Leandro

Civic Center
835 East 14th Street
San Leandro, California

Minutes

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

Thursday, February 6, 2020

7:00 PM

City Council Chambers

1. ROLL CALL

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

2. PUBLIC COMMENTS

None.

3. MINUTES

A motion was made by Commissioner Vierra Houston, seconded by Commissioner Boldt, that the January 16, 2020 Special Meeting Minutes be Received and Filed.

The motion carried by the following vote:

Ayes: 5 - Acting Chair Falero; Commissioners Boldt, Breslin, Pon, Vierra Houston

Abstain: 1 - Commissioner Santos

Absent: 1 - Commissioner Solis

3.A. Draft Minutes of the Meeting of January 16, 2020

Attachments: [1-16-2020 PC-BZA Minutes Draft](#)

4. CORRESPONDENCE

Secretary Mogensen stated that one public comment was received after the packets went out, for hearing item 6. B., which was placed in front of each Commissioner.

5. ORAL COMMUNICATIONS

None.

6. PUBLIC HEARINGS

- 6.A.** PLN19-0074; Consideration of a General Plan Text Amendment, General Plan Map Amendment, and Zoning Map Amendment to facilitate the future development of approximately 75 acres in the San Leandro Shoreline area as part of a public-private partnership proposed to result in up to 485 housing units, a 220-room hotel with attached restaurant, a 15,000 square foot two-story restaurant/banquet facility, a 3,000 square foot market/café, a redesigned nine-hole golf course, a new library building, a nine-acre community park, and related site improvements; and consideration of the Addendum to the Certified Final Environmental Impact Report prepared for the 2015 San Leandro Shoreline Development Project; Assessor's Parcel Numbers: 080G 0900 001 08, 080G 0900 004 01, 079A 0475 009 04, 079A 0590 001 05, 079A 0590 001 07, 079A 0590 002 00, 079A 0590 003 00, and 079A 0590 004 00; Monarch Bay LLC (applicant) and City of San Leandro (owner).

Attachments: [Attachment 1 - Land Use Element Redlined - Shoreline PLN2019-0074](#)
 [Attachment 2 - General Plan Land Use Map Amendments](#)
 [Attachment 3 - Zoning Map Amendments](#)

Avalon Schultz, Principal Planner, presented and answered clarifying questions.

Acting Chair Falero opened and closed the Public Hearing.

Katie Bowman, Economic Development Manager, answered clarifying questions.

Tom Liao, Community Development Director, answered clarifying questions.

Ed Miller, owner, Cal Coast Builders LLC, answered clarifying questions.

Steve Noack, PlaceWorks, answered clarifying questions.

The following people spoke:

Reed Pendleton; Adrienne DePonte; Virginia Madsen

Commissioner Pon made a motion to approve the resolution, seconded by Commissioner Santos.

The motion passed by the following vote:

**Ayes: 5 - Acting Chair Falero; Commissioners Breslin, Pon, Santos, Vierra
Houston**

Nays: 1 - Commissioner Boldt

- 6.B.** RESOLUTION 2020-002 of the Planning Commission of the City of San

Leandro Recommending that the City Council adopt a Resolution approving a General Plan Text Amendment and General Plan Map Amendment, adopt an Ordinance approving a Zoning Map Amendment, and adopt an Addendum to the San Leandro Shoreline Development Project EIR (SCH # 2013072011) for the proposed 75-acre Shoreline Development Project initiated by Monarch Bay LLC, as applicant, and the City of San Leandro, as property owner (PLN19-0074).

Attachments: [Exhibit A - General Plan Text Amendment \(Non-Redlined\)](#)
 [Exhibit B - General Plan Land Use Map Amendments](#)
 [Exhibit C - Zoning Map Amendments](#)
 [Exhibit D - Planned Development Concept Plan](#)
 [Exhibit E - ShorelineEIRAddendum](#)

6.C.

PLN19-0060; Consideration of a Conditional Use Permit to allow for cannabis product manufacturing of cannabis infused kombucha and beverages at 2994 Teagarden Street. Pursuant to the Zoning Code, Industry Cannabis Product Manufacturing is conditionally permitted per Zoning Code Section 2-706.B.14 and 4-1640.A. Zoning District: IG Industrial General District; Alameda County Assessor's Parcel Number 079B-1229-022-00; Fantasy Elixirs and Medicinals (applicant), Lehmer-Chang Gardens LLC (property owner).

Attachments: [Vicinity Map](#)
 [Applicant Project Scope and Summary](#)
 [Plan Exhibits A-C](#)

Commissioner Vierra Houston recused herself from this hearing due to a potential conflict of interest.

Anjana Mepani, Senior Planner, presented and answered clarifying questions.

Rana Lehmer-Cheng, applicant, answered clarifying questions.

Acting Chair Falero opened and closed the Public Hearing.

The following people spoke:

Anson Abdulla; Katrina Lee

Commissioner Pon made a motion to approve the resolution, seconded by Commissioner Santos.

The motion passed by the following vote:

Ayes: 5 - Acting Chair Falero; Commissioners Boldt, Breslin, Pon, Santos,

Abstain: 1 - Commissioner Vierra Houston

Absent: Chair Solis

6.D.

RESOLUTION No. 2020-003 of the Board of Zoning Adjustments of the

City of San Leandro, approving a Conditional Use Permit for
PLN19-0060 at 2994 Teagarden Street.

Attachments: [Exhibit A](#)
 [Exhibit B](#)

7. MISCELLANEOUS

None.

8. MEMBERS' COMMENTS

Commissioners Boldt and Breslin and Acting Chair Falero gave the Board an update on the Planning Commission seminar which they attended the previous Saturday.

9. STAFF UPDATES/PROJECT STATUS REPORT

Board Secretary Mogensen informed the Board that Waste Management does not perform groundwater testing.

Secretary Mogensen stated that there are now three confirmed and registered Planning Commissioners to attend the California League of Cities Planning Commissioners Academy in Sacramento from March 4th through March 6th.

Secretary Mogensen informed the Board that the March 5th Planning Commission and Board of Zoning Adjustments meeting has been cancelled.

10. ADJOURN

The meeting was adjourned at 9:54 pm, motioned by Commissioner Vierra Houston, seconded by Commissioner Boldt.