



City of San Leandro

Civic Center
835 East 14th Street
San Leandro, California

Draft Minutes

Board of Zoning Adjustments

Chair Earl Crawford, District 2
Vice Chair Catherine Vierra Houston, District 4
Thomas Fitzsimons, At Large (5)
Marguerite Mazzitti, District 1
René Mendieta, District 6
Michael Santos, District 5
Rick Solis, District 3

Thursday, August 4, 2016

7:00 PM

City Council Chambers

SPECIAL MEETING

1. ROLL CALL

Chair Crawford, Vice-Chair Vierra Houston, Santos, Fitzsimons (4) present;
Mazzitti, Solis, Mendieta (3) absent.

2. PUBLIC COMMENTS

None.

3. MINUTES

Draft Minutes were not up for approval, as this was a Special Meeting.

4. CORRESPONDENCE

None.

5. ORAL COMMUNICATIONS

None.

6. PUBLIC HEARINGS

6.A. [16-403](#)

PLN16-0033; Conditional Use Permit to allow for a private school for up to 226 children (preschool through 5th grade) within existing San Lorenzo Unified School District buildings, approximately 12,125 square feet along the northern frontage of Fargo Avenue, at 750 Fargo Avenue. Private Schools are a conditionally permitted use on the subject property which is in the RS Residential Single-Family District. Alameda County Assessor's Parcel Number 80G-1290-4-6; Woodroe, Inc. (applicant), San Lorenzo Unified School District (property owner).

Attachments: [Vicinity Map](#)
 [Applicant Statement](#)
 [Recommended Findings of Fact](#)
 [Recommended Conditions of Approval](#)
 [Exhibits A-C](#)

Planner II Mepani presented the staff report. BZA members asked clarifying questions.

Rebecca Paasche, director of Woodroe, Inc., presented the project proposal. BZA members asked clarifying questions.

The Public Hearing was open to the public.

Comments were made by the following individual supporting the project: Marilyn Brown.

A motion was made by Vice-Chair Vierra Houston and seconded by Member Santos to close the Public Hearing: 4 Ayes.

Discussion by the BZA members ensued. Chair Crawford, Member Santos and Member Fitzsimons were concerned that late pick-ups might cause the school to violate the hours indicated in the CUP and asked if the applicant would be agreeable to changing the original hours of 7am-6pm to 7am-7pm to accommodate such circumstances. The applicant agreed and Planner II Mepani agreed to add the words "can remain open longer if needed" to the existing CUP.

A motion was made by Member Santos, seconded by Fitzsimons to approve Conditional Use Permit PLN16-0033 with the above agreed change. The motion to Receive and File this Staff Report carried by the following vote.

Aye: 4 - Members Santos, Fitzsimons; Vice-Chair Vierra Houston; and Chair Crawford.

7. MISCELLANEOUS

8. MEMBERS' COMMENTS

Chair Crawford expressed gratitude for the 500 backpacks donated to San Leandro school children recently.

9. STAFF UPDATES/PROJECT STATUS REPORT

New BZA Secretary and Planning Manager, Andrew Mogensen, AICP, introduced himself and announced that the election of the Chair and Vice-Chair would take place at the next meeting on September 1, 2016.

10. ADJOURN

The meeting was adjourned at 7:50pm, motioned by Vice-Chair Vierra Houston and seconded by Member Santos.