



City of San Leandro

Civic Center
835 East 14th Street
San Leandro, California

Meeting Agenda

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, November 2, 2023

7:00 PM

City Council Chambers

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. [23-514](#) Minutes of the Meeting of October 5, 2023

Attachments: [10-5-2023 PC-BZA Minutes draft](#)

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. [23-526](#) PLN23-0035; Consideration of a Conditional Use Permit (CUP) to permit the operation of a massage therapy use within an existing 354 square-foot suite in an 11,684 square-foot multi-tenant office building at 400 Estudillo Avenue, Suite 207; Zoning District: DA-2, Downtown Area 2; Alameda County Assessor's Parcel Number 77-460-12; Yihua Ma, Nina Therapy Massage Studio (applicant); Robbin Beebe, Free Bird Properties, LLC

(property owner).

Attachments: [Attachment 1 Resolution PLN23-0035 400 Estudillo Ave 207](#)

[Attachment 1 Exhibit A Plan Set](#)

[Attachment 1 Exhibit B Project Description](#)

[Attachment 2 Vicinity Map](#)

6.B. [23-534](#)

PLN21-0031; Consideration of a Recommendation to the City Council Regarding Adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for PLN21-0031, Including a Zoning Map Amendment from Commercial Community with an Assembly Use Overlay (CC(AU)) to Industrial General (IG), Site Plan Review, Conditional Use Permit, and an Administrative Exception (Height) to allow the construction and operation of a new a one-story, 47 foot tall, approximately 52,269 square-foot warehouse structure that includes up to 5,000 square-foot office, and associated site improvements, and landscaping on an approximately 3.45 acre site at 14143-14273 Washington Street. Zoning District: Community Commercial (CC) within an Assembly Use (AU) Overlay; Alameda County Assessor's Parcel Numbers 77B-1222-3-3, 77B-1222-4-3, 77B-1222-5-3, 77B-1222-6-15, 77B-1222-6-17, 77B-1222-6-18, and 77B-1222-6-19; Richard Poolis (applicant); First Industrial Realty Trust, Inc. (property owner)

Attachments: [Attachment 1 - Draft PC Resolution](#)

[Attachment 1 - Exhibit A - Initial Study & Mitigated Negative Declaration](#)

[Attachment 1 - Exhibit B - Mitigation Monitoring Reporting Program \(draft\)](#)

[Attachment 1 - Exhibit C - Project Plans](#)

[Attachment 2 - General Plan & Zoning Map](#)

[Attachment 3 - Development Standards Table](#)

[Attachment 4 - Written Comments](#)

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.