City of San Leandro

City Hall
835 East 14th Street
San Leandro, California

Meeting Agenda

Planning Commission and Board of Zoning Adjustments

Thursday, November 5, 2026 | **7:00 PM** | **City Council Chambers**

1. CALL TO ORDER
PLEDGE OF ALLEGIANCE
ROLL CALL

2. ANNOUNCEMENTS

3. CONSENT CALENDAR

3.A 26-473 Draft Meeting Minutes of the Meeting of September 3, 2026.

Attachments: Minutes_September 3 2026_DRAFT

4. CITY STAFF REPORTS AND ANNOUNCEMENTS

5. PUBLIC COMMENTS

6. PRESENTATIONS

7. 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.

7.A 26-380 Consideration of a Conditional Use Permit (CUP) to allow the operation of a Cannabis Dispensary within an approximately 5,092-square-foot tenant space on the first floor of an existing two-story, 16,339-square-foot office building at 2777 Alvarado Street. APN: 77B-1201-8. Zoning District: IG. Applicant: Angilbert Sarkis, Blum San Leandro. Property Owner: Chad and Jean L. Pennebaker Trust.

Attachments: PLN25-0037 PC Attachment 1 Resolution Approving PLN25-0037
PLN25-0037 PC Exhibit A Project Narrative
PLN25-0037 PC Exhibit B Site Plans
PLN25-0037 PC Exhibit C Floor Plan
PLN25-0037 PC Exhibit D Elevations

PLN25-0037 PC Exhibit E Photometric Plan

PLN25-0037 PC Attachment 2 Vicinity Map

7.B 26-456 PLN26-0006; Consider a Conditional Use Permit to authorize the relocation and expansion of an existing Convenience Store at 1935 Washington Avenue into an adjacent former auto repair bay, increasing the sales area from approximately 365 to approximately 707 square feet. The request includes continued sale of beer and wine for off-site consumption in the relocated Convenience Store; CC(H), Community Commercial; Alameda County Assessor's Parcel Number 75-73-1-3; A&M Gas Station Two Inc. (Applicant); Dabit Christopher R & Alex R Etal. (Property Owners).

Attachments: PLN26-0006 Attachment 1 PC RESO 2026-0XXX

PLN26-0006 RESO Exhibit A Project Plans

PLN26-0006 RESO Exhibit B Operational Letter

PLN26-0006 Attachment 2 PLN22-0051 Res 2023-004 CUP

PLN26-0006 Attachment 3 Vicinity Map

7.C 26-459 Consideration of an Amendment to the Development Agreement for a 66-Unit Residential Development Project Located at 2450 Washington Avenue (PLN2009-00006 and PLN21-0001) to Extend the Term of the Development Agreement by Three Additional Years; APN 77D-1410-25; Wm. Mathews, Inc. (Applicant and Property Owner).

Attachments: Attachment 1 - Planning Commission Resolution 2026-00XX

Exhibit A - Proposed Second Amendment to the Development Agreement

Attachment 2 - 2012 Development Agreement

Attachment 3 - First Amendment to Development Agreement

Attachment 4 - Extension Request Letter

Attachment 5 - Approved Project Plans PLN2009-00006

8. COMMISSION REPORTS AND ANNOUNCEMENTS

9. ADJOURN

RESPECTFULLY SUBMITTED:

_____

Wayland Li, AICP, Secretary

In compliance with the Americans with Disabilities Act, a person requiring an accommodation, auxiliary aid, or service to participate in this meeting should contact the City Clerk's Office at 510-577-3367 sbunting@sanleandro.org, as far in advance as possible, but no later than 72 hours prior to the meeting. Best efforts to fulfill the request will be made. Assistive listening devices are available from the City Clerk prior to

the meeting for anyone with hearing difficulties; all devices must be returned to the City Clerk at the end of the meeting.

Translators and sign language interpreters are available if requested prior to the meeting. To request a translator, interpreter or any reasonable accommodation that may be necessary to participate in the meeting, please contact the City Clerk at 510-577-3367 or sbunting@sanleandro.org at least 72 hours prior to the meeting.

Hay traductores e intérpretes de lenguaje de señas disponibles si se solicitan antes de la reunión. Para solicitar un traductor, intérprete o cualquier adaptación razonable que pueda ser necesaria para participar en la reunión, por favor, contacte a la Secretaría Municipal al 510-577-3367 o sbunting@sanleandro.org al menos 72 horas antes de la reunión.

可提供翻译员与手语翻译员如於会议之前提出请求。如参加会议需要翻译员，口译员或任何合理之住宿需求，请於会议至少 72 小时之前致电 510-577-3367 或发送电子邮件至 sbunting@sanleandro.org 联系市书记员。