



# City of San Leandro

Civic Center  
835 East 14th Street  
San Leandro, California

## Meeting Agenda Board of Zoning Adjustments

*Chair Janet Palma, At Large (6)*  
*Earl Crawford, District 2*  
*René Mendieta, District 6*  
*Catherine Vierra Houston, District 4*  
*Vacancies, Districts 1, 3, 5*

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Thursday, February 5, 2015

7:00 PM

City Council Chambers

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**1. ROLL CALL**

**2. PUBLIC COMMENTS**

*Public Comments are limited to 5 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. Minutes from the meeting of December 4, 2014.

**4. CORRESPONDENCE**

**5. ORAL COMMUNICATIONS**

**6. PUBLIC HEARINGS**

*Decisions of the Board of Zoning Adjustments under Public Hearings may be appealed to the City Council by filing a form to 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. PLN2014-00038; Conditional Use Permit; to allow for the sale of beer and wine for off-site consumption, from the San Leandro Chevron Station convenience store at 2180 Orchard Avenue. The concurrent sale of motor vehicle fuel and alcoholic beverages is conditionally permitted in nonresidential zoning districts. Alameda County Assessor's Parcel Number 75-102-10-4; IL (S) Industrial Limited District (Special Review Overlay District); Ron Jacobs, PM Design Group, Inc. (applicant) and Arash Salkhi, San Leandro Chevron Station (property owner). (Mepani)

1. Adoption of Exemption under Article 19, Section 15301 (a) of the California Environmental Quality Act
2. Adoption of Findings of Fact for Approval of PLN2014-00038
3. Approval of Conditions of Approval for Conditional Use Permit PLN2014-00038

6.B. PLN2014-00028; Site Plan Review; to construct a new 161,200 square foot warehouse building with loading docks, administrative offices and related landscaping and off-street parking; the proposed project requires Site Plan Review and per Article 25 of the Zoning Code, the Zoning Enforcement Official has referred this case to the Board of Zoning Adjustments for discretionary action; 1717 Doolittle Drive; Alameda County Assessor's Parcel Number 79A-541-10; A. Comstock, Comstock Realty Partners, Inc. (applicant and property owner); IG Industrial General District. (Penaranda)

1. Adoption of the California Environmental Quality Act (CEQA) Exemption per CEQA Guidelines, Article 5, Section 15061 (b)(3);
2. Adoption of Recommended Findings of Fact for Approval of PLN2014-00028; and
3. Approval of the Recommended Conditions of Approval for Site Plan Review PLN2014-00028.

6.C. PLN2014-00060; Conditional Use; to operate a retail furniture store at 999 Beecher Street; Alameda County Assessor's Parcel Number 77A-675-4-20; S.C. Ho, King Ho Furniture Co. (applicant), J. Kienoski (property owner); IG Industrial General District. (Penaranda)

1. Adoption of the California Environmental Quality Act (CEQA) Exemption per CEQA Guidelines, Article 19, Section 15301;
2. Adoption of Recommended Findings of Fact for Approval of PLN2014-00060; and
3. Approval of the Recommended Conditions of Approval for Conditional Use Permit PLN2014-00060.

## 7. MISCELLANEOUS

**8. MEMBERS' COMMENTS**

**9. STAFF UPDATES/PROJECT STATUS REPORT**

**10. ADJOURN**

*Upon recognition by the 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.*