



City of San Leandro

Civic Center
835 East 14th Street
San Leandro, California

Meeting Agenda 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, April 7, 2016

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. [16-195](#) Draft Minutes 12/3/2015

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.

7.A. [16-191](#) PLN15-0053; Conditional Use Permit and Site Plan Review; to construct mixed-use residential with office on the ground floor at 1650 San Leandro Boulevard. The residential component would include six attached, three-story condominium units comprising approximately 1,700 to 2,113 square feet of living area, where four units include three bedrooms and two of the units includes four bedrooms. Each unit would have a designated one-car garage. The office would be located along the frontage and on the ground floor, comprising 143 square feet for the use of residents. Six residential units in a mixed-use project requires a Conditional Use Permit on a 6,700 square foot parcel in the in the DA-4

District (one unit per 1,800 square foot of lot area is the maximum allowable on a parcel with less than 20,000 square feet of area; exceeding this density requires a Conditional Use Permit; Zoning Code Section 2-642 B. 10.). In addition, new development in the DA-4 District requires Site Plan Review (Z.C. Sections 2-698 C. and 5-2502). Assessor's Parcel Number 75-28-10-2; Thomas Dolan Architecture (applicant), B. Walia (property owner). DA-4 Downtown Area District.

1. Adoption of the finding that this project is categorially exempt under CEQA Guidelines, Article 19, Section 15332 In-Fill Development Projects;
2. Adoption of the attached Recommended Findings of Fact for Conditional Use Permit and Site Plan Review, PLN15-0053; and
3. Approval of Conditional Use Permit and Site Plan Review, PLN15-0053, subject to the Recommended Conditions of Approval.

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.