



City of San Leandro

Civic Center
835 East 14th Street
San Leandro, California

Meeting Agenda Board of Zoning Adjustments

Chair Catherine Vierra Houston, District 4

Vice Chair Michael Santos, District 5

Jeff Falero, District 2

Thomas Fitzsimons, At Large (5)

Marguerite Mazzitti, District 1

René Mendieta, District 6

Rick Solis, District 3

Thursday, August 3, 2017

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. [17-452](#) Draft Minutes 6/01/2017

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. [17-445](#) PLN17-0029; 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; Alameda County Assessor's Parcel Number 75-102-10-4.; Arash Salkhi, San Leandro Chevron Station (applicant/property owner); IL (S) Industrial Limited District (Special Review Overlay District).

6.B. [17-443](#) PLN17-0003; Consideration of a Conditional Use Permit and Site Plan Review, to demolish the existing structures on the site of the former Kraft Foods manufacturing facility at 100 Halcyon Drive and redevelop the 30.74

acre site into an industrial complex with warehousing and office space. The proposed San Leandro Business Center development would consist of three new industrial buildings totaling 553,200 square feet. The buildings would accommodate a range of industrial, research, warehouse and office uses. The Conditional Use Permit also includes height exceptions for the 70 foot tall architectural screen for co-locating Wireless Telecommunication Facility on Building 1 where 57 feet is the maximum allowed (15 feet above the parapet) and for 43.5- to 46 feet tall southeastern corner portion on Building 2 where 25 feet is the maximum height being within 100 feet of a R Residential District building. IG(AU) Industrial General, Assembly Use Overlay District; Alameda County Assessor's Parcel Numbers 77C□1240□2, 77C□1315□2, and 77C□1235□3□4; T. Jodry, Trammell Crow Co. (applicant); 100 Halcyon Owners, LLC (property owner).

- 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.