



City of San Leandro

Civic Center
835 East 14th Street
San Leandro, California

Meeting Agenda

Planning Commission and Board of Zoning Adjustments

Chair Rick Solis, District 3
Vice Chair Jeff Falero, District 2
Dylan Boldt, District 6
Tony Breslin, District 1
Catherine Vierra Houston, District 4
Kenneth Pon, At Large (1)
Michael Santos, District 5

Thursday, May 7, 2020

7:00 PM

Access via information below

Due to the Shelter in Place Order of the Alameda County Health Officer No. 20-10 dated April 29, 2020, the regularly scheduled Planning Commission and Board of Zoning Adjustments public hearing will be conducted via teleconferencing. Members of the public may attend, observe, participate and provide comments during the hearing remotely using the instructions below. We ask that all participants follow the same decorum while teleconferencing as during a regular meeting.

This meeting is being held in accordance with the State Emergency Services Act, the Governor's Emergency Declaration related to COVID-19, and the Governor's Executive Order N-29-20 issued on March 17, 2020 to allow attendance by members of the Planning Commission and Board of Zoning Adjustments by teleconference, videoconference, or both.

If you would like to speak on an agenda item, you can access the meeting remotely:

Join from a PC, Mac, iPad, iPhone, or Android device: Please use this URL:
<https://us02web.zoom.us/j/97779378406>

If you do not wish for your name to appear on the screen, then use the drop-down menu and click on "rename" to rename yourself to be anonymous.

Or join by phone:
1-669-900-6833
Enter Meeting ID: 977 7937 8406

If you want to comment during the public comment portion of the agenda, press *9 and we will select you from the meeting queue.

NOTE: If you do not want your phone number to appear on the screen, please dial *67 upon joining the meeting.

You can also submit your comments by email to: planner@sanleandro.org

To give the staff adequate time to print out your comments for consideration at the meeting, please submit your written comments prior to 3:00 p.m. on the day of the meeting.

If you wish to have your comments read aloud to the Commissioners during the appropriate Public Comment period, please indicate in the Subject Line "FOR PUBLIC COMMENT" and list the item number you wish to comment on. Comments that you want read to the Commission will be subject to the three minute time limitation (approximately 350 words). Written comments to be provided to Commission and not read at the meeting, will be distributed to the Commissioners prior to the meeting.

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.** [20-177](#) Draft Minutes of the Meeting of February 6, 2020

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.** [20-170](#) PLN19-0057; Consideration of a Conditional Use Permit for 2075 Williams St., Certified Blue Recycling, Inc. to increase the maximum daily permitted tonnage for an existing developed solid waste transfer and recycling facility. The facility operates under an existing Conditional Use Permit (CUP) (PLN2009-00022) from the City of San Leandro and a CalRecycle Enforcement Agency Registration Permit issued by County of Alameda Environmental Health Department Local Enforcement Agency.

Alameda County Assessor's Parcel Numbers 077A-0700-006-02 / 016-03 (2075 Williams St); Chris Kirschenheuter, Certified Blue Recycling, Inc. (applicant) and Kirsch Investment, LLC. (property owner).

- 6.B.** [20-171](#) RESOLUTION No. 2020-008 of the Board of Zoning Adjustments of the City of San Leandro, adopting a Negative Declaration for PLN19-0057 for operational changes for a Construction Demolition and Inert Debris (CDI) transfer and processing facility at 2075 Williams Street in Compliance with the California Environmental Quality Act (CEQA).
- 6.C.** [20-172](#) RESOLUTION No. 2020-004 of the Board of Zoning Adjustments of the City of San Leandro, approving a Conditional Use Permit for PLN19-0057 for operational changes for a Construction Demolition and Inert Debris (CDI) transfer and processing facility at 2075 Williams Street.
- 6.D.** [20-158](#) PLN19-0052; Consideration of a Conditional Use Permit (CUP) to allow for cannabis product manufacturing at 14505 & 14509 Catalina St. Pursuant to the Zoning Code, Industry Cannabis Product Manufacturing is conditionally permitted per Zoning Code Section 2-12.208.B.14. Zoning District: IP (Industrial Park District); Alameda County Assessor's Parcel Numbers 80G-933-34 (Unit H) & 80G-933-36 (Unit J); Danielle Chacko - ASHA Pharmaceuticals (applicant) and Randy Sosa (property owner).
- 6.E.** [20-159](#) RESOLUTION No. 2020-005 of the Board of Zoning Adjustments of the City of San Leandro, approving a Conditional Use Permit for PLN19-0052 at 14505 & 14509 Catalina St.
- 6.F.** [20-148](#) PLN19-0067; Consideration of a Conditional Use Permit and Administrative Review to allow for cannabis product manufacturing of cannabis crude oil, cannabis infused edibles, hash oil, distillate for vaporizer cartridges, and pre-rolled cannabis joints at 1798 Timothy Drive. Pursuant to the Zoning Code, Industry Cannabis Product Manufacturing is conditionally permitted per Zoning Code Sections 2.12.200.B.15 and 4.04.220.A. Cannabis manufacturing includes the processing and packaging of products derived from cannabis for wholesale or retail to cannabis dispensaries or other cannabis product distributors. Administrative Review is required per Zoning Code Section 4.04.312.G to permit wheelchair ramps in the front yard setback. Zoning District: IG Industrial General District; Alameda County Assessor's Parcel Number 077A-0644-005-03; Bizpie, Inc. and Soil to Oil Industries, LLC (applicant), Jae Roh (property owner).
- 6.G.** [20-149](#) RESOLUTION No. 2020-006 of the Board of Zoning Adjustments of the City of San Leandro, approving a Conditional Use Permit and Administrative Review for PLN19-0067 at 1798 Timothy Drive.
- 6.H.** [20-146](#) PLN19-0064; Consideration of a Conditional Use Permit to allow for office use and artists' studios at 2101 Marina Boulevard. Pursuant to the Zoning

Code, Offices, Business and Professional is permitted per Zoning Code Section 2.08.204.A.13 and Artists' Studios is conditionally permitted per Zoning Code Section 2.08.204.C.3. A use permit is required for the establishment of any new land use in the S Overlay District per Zoning Code Section 3.16.112.A. Zoning District: CN (S) Commercial Neighborhood District (Special Review Overlay District); Alameda County Assessor's Parcel Number 079A-0568-005-00; Cargo Solutions USA (applicant/property).

- 6.I. [20-147](#) RESOLUTION No. 2020-007 of the Board of Zoning Adjustments of the City of San Leandro, approving a Conditional Use Permit for PLN19-0064 at 2101 Marina Boulevard.

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.