



# City of San Leandro

Civic Center  
835 East 14th Street  
San Leandro, California

## Meeting Agenda

### Planning Commission and Board of Zoning Adjustments

*Chair Dylan Boldt, District 6*  
*Vice Chair Kenneth Pon, At Large (1)*  
*Tony Breslin, District 1*  
*Luis Mendoza, District 2*  
*Michael Santos, District 5*  
*Rick Solis, District 3*  
*Anthony Tejada, District 4*

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Thursday, December 2, 2021

7:00 PM

Access via information below

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The regularly scheduled Planning Commission and Board of Zoning Adjustments public hearing will be conducted via teleconferencing. Members of the public may 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 AB 361, under which a resolution was approved by the City Council on October 4, 2021 to allow attendance by members of the Planning Commission and Board of Zoning Adjustments by videoconference, or teleconference.

Please be advised that pursuant to the Executive Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, the Council Chambers will not be open for the meeting. Planning Commission Members and Board of Zoning Adjustment Members will be participating telephonically and will not be physically present in the Council Chambers.

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/81436387574>

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

Or join by phone:

\*67 1-669-900-6833

Enter Meeting ID: 814 3638 7574#

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

You can also submit your comments by e-mail to: [planner@sanleandro.org](mailto:planner@sanleandro.org)

To give staff adequate time to print out your comments for consideration at the meeting, please submit your written comments prior to noon on the day of 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**

[21-701](#)

Draft Minutes of the Meeting of November 4, 2021

**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.** [21-673](#)

PLN21-0003 Consideration of a Major Residential Site Plan Review for a 1,558 SF, two-story addition to a single-family residence located at 1106 Gardner Blvd.; Zoning District: RS (Residential Single-Family); Alameda County Assessor's Parcel Number (APN): 77A-625-5; Applicant: Hien Nguyen; Property Owner: Junnuo Huang & Betty Wong.

**6.B.** [21-674](#)

RESOLUTION 2021-011 of the Board of Zoning Adjustments of the City of San Leandro, approving a Major Site Plan Review at 1106 Gardener Boulevard

**6.C.** [21-675](#)

PLN20-0024; Consideration of a Conditional Use Permit and Parking Exception for a supermarket at an existing warehousing and distribution business located at 1788 Fairway Drive. Zoning District: IG (Industrial

General); Alameda County Assessor's Parcel Number (APN):  
77B-855-7-8; Applicant: Michael Huffaker, Prime Now LLC. Property  
Owner: Prologis, LP.

- 6.D. [21-676](#) RESOLUTION 2021-012 of the Board of Zoning Adjustments approving a Conditional Use Permit and Parking Exception for 1788 Fairway Dr.
- 6.E. [21-689](#) PLN21-0019; Consideration of a Height Exception to build a 2nd-Story addition at 23 feet, 11 inches at 1833 Hillview Drive in the RS-VP zoning district, pursuant to Zoning Code sections 2.04.412(A) and 2.04.412(D)(1)(a)(iv). Zoning District: RS-VP (Single-Family Residential View Preservation); Alameda County Assessor's Parcel Number (APN): 079-0026-086-00; Applicant and Property Owner: Glenn R. Brown.
- 6.F. [21-690](#) RESOLUTION No. 2021-013 of the Board of Zoning Adjustments of the City of San Leandro, approving a Major View Preservation / Residential Site Plan Review for a Height Exception at 1833 Hillview Drive.
- 6.G. [21-694](#) PLN17-0034; Consideration of a two-year time extension for a 20-unit Planned Development on a .97 acre site located at 311 MacArthur Blvd.; Alameda County Assessor's Parcel Numbers 76-311-30-1, 76-311-1-3, 76-311-3, 76-311-4, 76-311-5; David Langon (applicant); 311 MacArthur Boulevard LLC (property owner).

**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.*