



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)
Luis Mendoza, District 2
Michael Santos, District 5
Rick Solis, District 3
Anthony Tejada, District 4
Litha Zuber, District 1

Thursday, June 2, 2022

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. [22-370](#) Draft Minutes of the Meeting of April 21, 2022

3. B. [22-383](#) Draft Minutes of the Meeting of May 19, 2022

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. [22-372](#) PLNs 21-0020, 21-0021, 22-0008; Consideration of a Development Agreement, Planned Development Project, and Site Plan Review for the private elements of the Monarch Bay Shoreline Development - a public-private partnership between the City of San Leandro (City) and Monarch Bay LLC (Developer) that includes a 285-unit multi-family

apartment complex, 144 single-family homes, 62 townhomes, a hotel with attached restaurant, a restaurant/banquet facility, a market/café, and related site improvements. The Monarch Bay Shoreline area is bounded by Marina Blvd to the north, the San Francisco Bay to the west, and Fairway Drive to the south. Assessor's Parcel Numbers: 080G 0900 001 08, 080G 0900 004 01, 079A 0475 009 04, 079A 0590 001 05, 079A 0590 001 07, 079A 0590 002 00, 079A 0590 003 00, and 079A 0590 004 00; Monarch Bay LLC (applicant) and City of San Leandro (owner)

6. B. [22-373](#) Resolution No. 2022-003 Recommending that the City Council adopt an Addendum to the San Leandro Shoreline Development Project EIR (SCH # 2013072011) and approve a Development Agreement, Planned Development Project, and Site Plan Review (PLNs 21-0020, 21-0021, 22-0008) for the private elements of the Monarch Bay Shoreline Development, including a new 210-room hotel with an attached restaurant, a detached 16,024 square foot two-story restaurant/banquet facility, a 2,500 square foot market/café, a 285-unit multi-family apartment complex, development of 144 detached single-family homes, 62 townhomes, and related parking and site improvements (PLNs 21-0020, 21-0021, 22-0008). Assessor's Parcel Numbers: 080G 0900 001 08, 080G 0900 004 01, 079A 0475 009 04, 079A 0590 001 05, 079A 0590 001 07, 079A 0590 002 00, 079A 0590 003 00, and 079A 0590 004 00; Monarch Bay LLC (applicant) and City of San Leandro (owner)
6. C. [22-343](#) PLN20-0044; Consideration of a Conditional Use Permit, Site Plan Review Permit and a Height Exception to demolish the existing one-story industrial warehouse and construct a two-story, 47'-6" tall, 221,495 square-foot industrial warehouse comprising 4,200 square feet of office space on the ground floor and 3,400 square feet of office space on the second floor and associated site, circulation, parking, and landscaping improvements on a 9.8-acre site located at 1919 Williams Street. Zoning District: IG; Alameda County Assessor's Parcel Numbers (APNs): 77A-700-9-6 and 79A-332-2-9; Applicant: Tyneise Beyer, HPA Architecture. Property Owner: Duke Realty 1919 Williams LP.
6. D. [22-345](#) RESOLUTION 2022-004 of the Board of Zoning Adjustments Certifying an Environmental Impact Report and Adopting California Environmental Quality Act (CEQA) Findings on Impacts and Mitigation Measures for the Proposed Project, Alternatives Findings, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program for PLN20-0044 Located at 1919 Williams Street.
6. E. [22-344](#) RESOLUTION 2022-005 of the Board of Zoning Adjustments approving a Conditional Use Permit, Site Plan Review Permit and Height Exception for 1919 Williams Street.

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.