



City of San Leandro

Civic Center
835 East 14th Street
San Leandro, California

Draft Minutes

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, November 17, 2022

7:00 PM

City Council Chambers

Special Meeting

1. ROLL CALL

Vice Chair Pon; Commissioners Mendoza, Santos, Tejada, Zuber

Absent: Chair Boldt; Commissioner Solis

2. PUBLIC COMMENTS

None.

3. MINUTES

3.A. [22-664](#) Draft Minutes of the Meeting of November 3, 2022

Attachments: [11-03-2022 PC-BZA Minutes_draft](#)

A motion was made by Commissioner Tejada, seconded by Commissioner Zuber, that the November 3, 2022 Minutes be Received and Filed.

The motion carried by the following vote:

Ayes: 5 - Vice Chair Pon; Commissioners Mendoza, Santos, Tejada, Zuber

Absent: 2 - Chair Boldt; Commissioner Santos

4. CORRESPONDENCE

None.

5. ORAL COMMUNICATIONS

None.

6. PUBLIC HEARINGS

6.A. [22-663](#)

Adopt a Resolution Recommending that the City Council Certify the Supplemental Environmental Impact Report for the 2023-2031 Housing Element and General Plan Update, and Related General Plan, Zoning Map, and Zoning Code Amendments, and Make All Required Mitigation and Alternatives Findings, and Adopt a Mitigation Monitoring and Reporting Program, all in Compliance with the Requirements of CEQA; and Adopt a Resolution Recommending that the City Council Adopt the 2023-2031 Housing Element, Amend the Land Use and Environmental Hazards Elements of the 2035 General Plan, Adopt the Environment Justice Element of the 2035 General Plan, Amend the Zoning Map, and Adopt Miscellaneous Related Amendments to the Zoning Code

Attachments: [Attachment A - Resolution 2022-009 Housing Element Supplement EIR](#)
[Attachment A Exhibit A - Draft Housing Element Update Supplemental EIR](#)
[Attachment A Exhibit A - Draft Housing Element Update Supplemental EIR Appendices](#)
[Attachment A Exhibit B - Housing Element Plan Update FEIR](#)
[Attachment A Exhibit C - MMRP](#)

[Attachment B - Resolution 2022-010 Housing Element and Related Amendments](#)
[Attachment B Exhibit A - Public Hearing Draft 2023-2031 Housing Element](#)
[Attachment B Exhibit A - Public Hearing Draft 2023-2031 Housing Element Appendices](#)
[Attachment B Exhibit B - Proposed Environmental Justice Element](#)
[Attachment B Exhibit C - General Plan Amendments \(Clean\)](#)
[Attachment B Exhibit C - General Plan Amendments](#)
[Attachment B Exhibit D – Proposed Zoning Code Amendments](#)
[Attachment B Exhibit E – Proposed Zoning Map Amendments](#)
[Attachment B Exhibit F - Alternate Sites for Sites Inventory](#)
[Attachment B Exhibit F - Alternate Sites for Sites Inventory](#)
[Attachment C – HCD Comment Matrix, November 10, 2022](#)
[Attachment D - Proposed General Plan Amendments \(track changes\)](#)
[Attachment D - Proposed General Plan Amendments \(track changes\)](#)
[Attachment E – Summary of Proposed Zoning Code Amendments](#)
[Attachment F – Proposed Zoning Code Amendments \(track changes\)](#)
[Attachment G - Proposed Zoning Map Amendments](#)

At 7:15 P.M., a seven minutes recess was taken to resolve technical difficulties.

The meeting resumed at 7:22 P.M..

Principal Planner Avalon Schultz presented and answered clarifying questions.

The following person made a public comment:

John Minot

A motion was made by Commissioner Santos and seconded by Commissioner Tejada to approve and adopt Resolution 2022-009, Recommending that the City Council Certify the Supplemental Environmental Impact Report for the 2023-2031 Housing Element and General Plan Update, and Related General Plan, Zoning Map, and Zoning Code Amendments, and Make All Required Mitigation and Alternatives Findings, and Adopt a Mitigation Monitoring and Reporting Program, all in Compliance with the Requirements of CEQA; and Adopt Resolution 2022-010, Recommending that the City Council Adopt the 2023-2031 Housing Element, Amend the Land Use and Environmental Hazards Elements of the 2035 General Plan, Adopt the Environment Justice Element of the 2035 General Plan, Amend the Zoning Map, and Adopt Miscellaneous Related Amendments to the Zoning Code.

The motion carried by the following vote:

Ayes: 5 - Vice Chair Pon; Commissioners Mendoza, Santos, Tejada, Zuber

Absent: 2 - Chair Boldt; Commissioner Solis

7. MISCELLANEOUS

None.

8. MEMBERS' COMMENTS

Commissioner Tejada discussed training and it's importance. Vice Chair Pon agreed.

Commissioner Santos congratulated Vice Chair Pon on his campaign.

Commissioner Mendoza expressed hopes of San Leandro having a better mix of housing that's more inclusive in the future.

Commissioner Zuber agreed with Commissioner Mendoza, but feels it needs to start with developers and a change of attitudes.

Vice Chair Pon and Commissioner Tejada further discussed the topic.

9. STAFF UPDATES/PROJECT STATUS REPORT

Secretary Mogensen stated that the regularly scheduled PC/BZA meeting for 12/01/2022 would be cancelled due to a lack of business items. He also noted that the regularly scheduled PC/BZA meeting for 1/05/2023 would be cancelled to accommodate for the City Hall holiday closure, and that if there are any items to be heard, a Special Meeting would be scheduled for 1/12/2023.

10. ADJOURN

A motion was made by Commissioner Santos to adjourn, seconded by

Commissioner Tejada.

The meeting was adjourned at 9:07 P.M.