



# City of San Leandro

Civic Center  
835 East 14th Street  
San Leandro, California

## Draft Minutes

### 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*

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Thursday, April 6, 2017

7:00 PM

City Council Chambers

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#### 1. ROLL CALL

Present: 7 - Chair Vierra Houston, Vice-Chair Santos, Falero, Fitzsimons, Mazzitti, Mendieta, Solis

#### 2. PUBLIC COMMENTS

None.

#### 3. MINUTES

##### 3.A. [17-066](#) Draft Minutes 2/02/2017

Attachments: [2-02-17 BZA Draft Minutes](#)

A motion was made by Member Mendieta, seconded by Vice-Chair Santos, that the February 2, 2017 Minutes be Received and Filed. The motion carried by the following vote: Aye: 6 - Chair Vierra Houston, Vice-Chair Santos, Fitzsimons, Mazzitti, Mendieta, Solis. Abstained: 1 - Falero

#### 4. CORRESPONDENCE

None.

#### 5. ORAL COMMUNICATIONS

Andrew Mogensen, AICP, Secretary to the BZA, introduced new District Two Board Member Jeff Falero and thanked Earl Crawford for his dedicated service.

#### 6. PUBLIC HEARINGS

##### 6.A. [17-176](#) PLN17-0005; Conditional Use Permit and Site Plan Review to construct a new 297,200 square foot warehouse building with loading docks, administrative offices, related landscaping and off-street parking for the purpose of various industrial uses at 2000 Marina Boulevard; Alameda County Assessor's Parcel Number 77A-700-3; IT

Industrial Transition District; T. Goodwin, HPA, Inc.,(applicant); M. Johnson, Overton Moore Properties, (property owner).

**Attachments:**     [Applicant's Supporting Statement 1-20-17.pdf](#)  
                              [Vicinity Map 4-6-2017.pdf](#)  
                              [Consistency Memorandum.pdf](#)  
                              [PLN17-0005 Findings of Fact.pdf](#)  
                              [Conditions of Approval.pdf](#)  
                              [Letter of Support 3-30-2017.pdf](#)  
                              [Excerpts Zoning Code Section 2-710 IT District Use Regulations.pdf](#)  
                              [Exhibit A - Site Plan DAB A1.1.pdf](#)  
                              [Exhibit B - Alteranitive Site Plan DAB A1.1 ALT1.pdf](#)  
                              [Exhibit C - Floor Plan DAB A2.1.pdf](#)  
                              [Exhibit D - Elevations DAB A3.1.pdf](#)  
                              [Exhibit E - Elevations DAB A3.2.pdf](#)  
                              [Exhibit F - Trash Enclosures and Screens DAB A4.1.pdf](#)  
                              [Exhibit G - O Topographic to Details C1-C9.pdf](#)  
                              [Exhibit P - Concept Landscape Plan LC1.1.pdf](#)  
                              [Exhibit Q - Plant Palette Photographs LC1.2.pdf](#)  
                              [Exhibit R - Colored Elevations.pdf](#)  
                              [Exhibit S - Colored Elevations and Materials Board.pdf](#)  
                              [Exhibit T - Perspective Rendering.pdf](#)  
                              [Photographs of Extisting Conditions.pdf](#)  
                              [LINKS Shuttle Stops For Information Only.pdf](#)

Senior Planner Penaranda presented the staff report. BZA members asked clarifying questions.

Timur Tecimur of Overton Moore Properties answered clarifying questions.

The Public Hearing was open to the public.

There were no comments from the public.

Chair Vierra Houston closed the Public Hearing.

A motion was made by Member Solis, seconded by Vice-Chair Santos, that the matter of PLN17-0005 be approved. The motion carried by the following vote:

**Aye: 7 - Chair Vierra Houston, Vice-Chair Santos, Falero, Fitzsimons, Mazzitti, Mendieta, Solis**

**6.B.     [17-156](#)**

Conditional Use Permit and Site Plan Review to repair and rebuild fire damage to an existing two-story mixed use building (commercial/residential) and new 250 sq. ft. residential addition at 200 MacArthur Boulevard; Alameda County Assessor's Parcel Number

76-314-14; Nancy Xinzhen Hu (applicant and property owner).

**Attachments:**    [PLN16-0063 Rec Findings](#)  
                              [PLN16-0063 Rec COA](#)  
                              [Applicant Statement](#)  
                              [Public Comments Received PLN16-0063](#)  
                              [Fire Damage Inspection Rpt](#)  
                              [Vicinity Map](#)  
                              [Exhibits A-E](#)  
                              [Photographs](#)

Planner II, Grace Wu, presented the staff report. BZA members asked clarifying questions.

Nancy Xinzhen Hu, applicant and property owner, answered clarifying questions.

The Public Hearing was open to the public.

Comments were made by the following individuals: Alma Elizalde, Larry Davis, Jeanette Frechou, Sarah Scott, Kristian Wong

Chair Vierra Houston closed the Public Hearing.

A motion was made by Member Mazzitti, seconded by Member Solis, that the matter of PLN16-0063 be approved. The motion carried by the following vote:

Aye: 7 - Chair Vierra Houston, Vice-Chair Santos, Falero, Fitzsimons, Mazzitti, Mendieta, Solis

## 7. MISCELLANEOUS

None.

## 8. MEMBERS' COMMENTS

Member Fitzsimons welcomed member Falero.

Member Mendieta stated that he would like to make sure the public comments regarding crime in the area discusses in the matter of PLN16-0063 were passed along to the proper authorities. Andrew Mogensen, AICP, Secretary to the BZA, agreed he would pass along the information and follow-up.

Andrew Mogensen, AICP, Secretary to the BZA, stated that there wouldn't be a May BZA meeting, but there are three items scheduled for June.

Vice-Chair Santos stated that San Leandro is in need of traffic calming to preserve our neighborhoods.

Chair Vierra Houston expressed happiness regarding the community support regarding murals. She encouraged everyone to see the murals and expressed gratitude to the artists.

**9. STAFF UPDATES/PROJECT STATUS REPORT**

None.

**10. ADJOURN**

The meeting was adjourned at 9:23 p.m., motioned by Member Mazzitti, seconded by Member Solis. Aye: 7 - Aye: 7 - Chair Vierra Houston, Vice-Chair Santos, Falero, Fitzsimons, Mazzitti, Mendieta, Solis