



# City of San Leandro

Civic Center  
835 East 14th Street  
San Leandro, California

## Draft Minutes

### Board of Zoning Adjustments

*Chair Michael Santos, District 5*  
*Vice Chair Rick Solis, District 3*  
*Dylan Boldt, District 6*  
*Jeff Falero, District 2*  
*Thomas Fitzsimons, At Large (5)*  
*Marguerite Mazzitti, District 1*  
*Catherine Vierra Houston, District 4*

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Thursday, March 1, 2018

7:00 PM

City Council Chambers

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#### 1. ROLL CALL

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

Secretary Mogensen introduced new District 6 Member, Dylan Boldt.

#### 2. PUBLIC COMMENTS

None.

#### 3. MINUTES

##### 3.A. [18-116](#) Draft Minutes of the Meeting of February 1, 2018

Attachments: [2-01-18 BZA Draft Minutes](#)

A motion was made by Member Mazzitti, seconded by Vice Chair Solis, that the February 1, 2018 Minutes be Received and Filed. The motion carried by the following vote:

Aye: 5 - Chair Santos, Vice Chair Solis, Falero, Fitzsimons, Mazzitti

Abstain: 2 - Boldt, Vierra Houston

#### 4. CORRESPONDENCE

None.

#### 5. ORAL COMMUNICATIONS

None.

#### 6. PUBLIC HEARINGS

- 6.A. [17-688](#)** PLN17-0020; Initial Study-Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for Alvarado Commerce Center, a new 159,450 square foot industrial building for various industrial uses such as advanced manufacturing, logistics, or warehouse uses at 2756 Alvarado Street. Zoning District: Industrial General (IG); Alameda County Assessor's Parcel Number 77B-800-14; Paceline Investors (applicant) and IPT Alvarado Commerce Center LP (property owner).

**Attachments:** [Comment Letter from East Bay Municipal Utility District](#)  
[Alvarado Commerce Center Project Draft IS-MND with Appendix](#)

Senior Planner Mepani presented and answered clarifying questions.

The Applicant, Chris Sanford with Industrial Property Trust (IPT), presented and answered clarifying questions.

Architect for the project, Teresa Goodwin of HPA Architecture, presented and answered clarifying questions.

Mark English of Paceline Investors answered clarifying questions.

Chair Santos opened and closed the Public Hearing. There were no speakers.

A motion was made by Chair Santos, seconded by Vice Chair Solis to approve the matter of PLN17-0020.

The motion carried by the following vote:

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

- 6.B. [17-678](#)** PLN17-0020; Consideration of a Conditional Use Permit and Site Plan Review for Alvarado Commerce Center, a new 159,450 square foot industrial building for various industrial uses such as advanced manufacturing, logistics, or warehouse uses at 2756 Alvarado Street. The building space will consist of office areas, mezzanine areas, and warehouse space. A total of 165 on-site parking stalls, 17 bicycle spaces, and 21 truck loading docks will be provided. Zoning District: Industrial General (IG); Alameda County Assessor's Parcel Number 77B-800-14; Paceline Investors (applicant) and IPT Alvarado Commerce Center LP (property owner).

**Attachments:** [Vicinity Map](#)  
[Applicant Statement](#)  
[Recommended Findings of Fact](#)  
[Recommended Conditions of Approval](#)  
[Exhibits A-S](#)

A motion was made by Chair Santos, seconded by Vice Chair Solis to approve the matter of PLN17-0020.

The motion carried by the following vote:

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

**7. MISCELLANEOUS**

None.

**8. MEMBERS' COMMENTS**

None.

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

Secretary Mogensen announced that San Leandro Community Development Director, Cynthia Battenberg resigned and accepted a position as Moraga Town Manager. And because Tom Liao is now the Interim Community Development Director, Secretary Mogensen will now serve as Secretary to both the Board of Zoning Adjustments and the Planning Commission.

Secretary Mogensen gave an update regarding the Eden Housing project on Parrott Street, stating that the project was appealed and will go in front of the City Council on March 19, 2018.

He added that so far there was nothing scheduled for the BZA in April 2018 and that the board's annual training will be held in August 2018.

**10. ADJOURN**

The meeting was adjourned at 8:28 p.m., motioned by Vice Chair Solis, seconded by Member Vierra Houston by the following vote:

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