



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

Thursday, August 2, 2018

7:00 PM

City Council Chambers

1. ROLL CALL

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

2. PUBLIC COMMENTS

None.

3. MINUTES

3.A. [18-374](#) Draft Minutes of the Meeting of July 5, 2018

Attachments: [7-05-18 BZA Draft Minutes](#)

A motion was made by Member Vierra Houston, seconded by Member Mazzitti, that the July 5, 2018 Minutes be received and Filed. The motion carried by the following vote:

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

4. CORRESPONDENCE

None.

5. ORAL COMMUNICATIONS

None.

6. PUBLIC HEARINGS

6.A. [18-371](#) PLN18-0030; Consideration of a Conditional Use Permit to convert two existing single-family homes on one lot into a condominium to allow for individual ownership of the two units at 2101 and 2109 West Avenue

136; Assessor's Parcel Number 79A-508-7; J.E. Gutierrez (applicant); and S. Samreuang (property owner).

Attachments: [Vicinity Map 8-2-2018.pdf](#)
 [PLN18-0030 FINDINGS.pdf](#)
 [PLN18-0030 COA 8-2-2018.pdf](#)
 [Exhibit A.pdf](#)
 [Exhibits B-D.pdf](#)
 [Exhibits E-F.pdf](#)
 [For Information Only 2007 Building Permit No BLD2007-01780.pdf](#)
 [Existing Conditions.pdf](#)

Senior Planner Penaranda presented and answered clarifying questions.

The Applicant, John Gutierrez, presented and answered clarifying questions.

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

A motion was made by Member Vierra Houston, seconded by Vice Chair Solis to approve the matter of PLN18-0030.

The motion carried by the following vote:

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

6.B. [18-373](#)

PLN17-0065; Conditional Use Permit and Site Plan Review to allow an additional two-story unit attached to an existing one-story unit on a parcel of sub-standard width; 1260 Pacific Avenue; Assessor's Parcel Number 75-115-72; P. Lau (applicant and property owner); RD Residential Duplex District.

Attachments: [01 Applicant Statement](#)
 [02 Vicinity Map](#)
 [03 PLN17-0065 Rec FND](#)
 [04 PLN17-0065 Rec COA](#)
 [05 Exhibits](#)
 [06 Site Photos](#)

Planner II Wu presented and answered clarifying questions.

The Applicant, James Lau, presented and answered clarifying questions.

Chair Santos opened the Public Hearing.

The following person spoke against the project; Vicky Madeiras.

Chair Santos closed the Public Hearing.

A motion was made by Member Mazzitti, seconded by Member Vierra Houston to approve the matter of PLN17-0065.

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

None.

10. ADJOURN

The meeting was adjourned at 7:51 p.m., motioned by Member Mazzitti, seconded by Member Vierra Houston by the following vote:

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