



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, September 6, 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. [18-396](#) Draft Minutes of the Meeting of August 2, 2018

Attachments: [8-02-18 BZA Draft Minutes](#)

A motion was made by Member Vierra Houston, seconded by Member Falero, that the August 2, 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. [18-423](#) PLN18-0021; Conditional Use Permit and Fence Modification for Herc Rentals at 1800 Williams Street. Herc Rentals is proposing to use the

existing office/warehouse building and outdoor area for party event equipment rental operations generally during the hours of 6:45 a.m. to 6:00 p.m. Monday through Friday. Pursuant to the Zoning Code, Vehicle/Heavy Equipment Rentals and Vehicle/Heavy Equipment Dealers Used is Conditionally Permitted per Zoning Code Section 2-706.B.31-32. A Fence Modification is requested per Zoning Code Section 4-1682.C. to place an 8-foot fence in the front setback. Zoning District: IG Industrial General District; Alameda County Assessor's Parcel Number 77A-644-3-5; John Morrison, Inc. (applicant) and Lift Partners (property owner).

Item PLN18-0021 was withdrawn by Applicant.

6.B. [18-426](#)

PLN18-0019; Conditional Use Permit to convert an existing commercial unit into mixed use residential, with one residential unit and one commercial unit at 1166 Manor Boulevard; Assessor's Parcel Number 80G-1372-2; K. Nguyen (applicant) and M. Nguyen (property owner); CN Commercial Neighborhood District.

Attachments: [01 Applicant Statement](#)
 [02 Vicinity Map](#)
 [03 Rec Findings](#)
 [04 Rec Conditions](#)
 [05 Exhibits A-C Photos](#)

Planner Grace Wu presented and answered clarifying questions.

Designer and Applicant K. Nguyen and owner M. Nguyen answered clarifying questions.

Chair Santos opened and closed the Public Hearing.

A motion was made by Member Vierra Houston, seconded by Member Mazzitti to approve the matter of PLN18-0019.

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 stated that there will probably not be a meeting in October.

Secretary Mogensen stated that there are several projects in the pipeline.

Secretary Mogensen announced that City Council will hold a workshop on short-term rentals on Monday, September 24, 2018 at 6 p.m. at the San Leandro Library in the Karp Room.

He added that City Council voted to reduce the appeal fee for appeals filed to the Board of Zoning Adjustment, Planning Commission, and City Council. The appeal fee was a \$5,000.00 deposit and has been modified to a \$2,500.00 deposit for appellants who were previously an applicant. There will be a fixed fee of \$500.00 for non-applicants. This will take effect October 1, 2018.

Member Falero asked a question on short term rentals. Secretary Mogensen defined "hosted" and "non-hosted" short-term rentals. There is a moratorium in effect banning non-hosted short-term rentals.

10. ADJOURN

Vice Chair Solis motioned to adjourn, seconded by Member Falero.

The motion carried by the following vote:

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

The meeting adjourned at 7:40 p.m.