



City of San Leandro

Civic Center
835 East 14th Street
San Leandro, California

Minutes

Board of Zoning Adjustments

Chair Earl Crawford, District 2
Vice Chair Catherine Vierra Houston, District 4
Marguerite Mazzitti, District 1
René Mendieta, District 6
Janet Palma, At Large (6)
Michael Santos, District 5
Rick Solis, District 3

Thursday, November 5, 2015

7:00 PM

City Council Chambers

1. ROLL CALL

Vierra-Houston, Mazzitti, Mendieta, Santos, Solis (5) present; Crawford, Palma (2) excused.

2. PUBLIC COMMENTS

None

3. MINUTES

[15-620](#)

Draft Minutes of the Meeting of August 6, 2015

Attachments: [08-06-15 BZA Draft Minutes](#)

A motion was made by Member Solis, seconded by Member Mendieta, that the Minutes be received and filed. The motion carried (5) ayes, (2) absent.

4. CORRESPONDENCE

Senior Planner Penaranda noted that four letters were received regarding PLN15-0032 CUP. Three were in favor and one was againsts.

5. ORAL COMMUNICATIONS

None.

6. PUBLIC HEARINGS

6.A. [15-612](#)

PLN15-0032; Conditional Use Permit to allow a craft beer tavern, defined in the San Leandro Zoning Code as a Bar, that will offer craft beer, draft wine, and craft soda with seating for 65 patrons within an existing building at 1517 East 14th Street. Pursuant to San Leandro Zoning Code Section 2-636.B.2, a Bar is a conditionally permitted use on the subject property which is in the (DA-1) Downtown Area-1

District. Assessor's parcel number 077-0545-031-00; applicant (Long Beer'd LLC), property owners (B. Gordon, J. Gordon and J. Mitchell).

Attachments: [Vicinity Map](#)
 [Applicant Statement](#)
 [Conceptual Sign Plan](#)
 [Recommended Findings of Fact](#)
 [Recommended Conditions of Approval.pdf](#)
 [Comment from SMD Insurance](#)
 [List of ABC License Types \(excerpt\)](#)
 [Exhibits A - M](#)

PLN15-0032; Conditional Use Permit to allow a craft beer tavern, defined in the San Leandro Zoning Code as a Bar, that will offer craft beer, draft wine, and craft soda with seating for 65 patrons within an existing building at 1517 East 14th Street. Pursuant to San Leandro Zoning Code Section 2-636.B.2, a Bar is a conditionally permitted use on the subject property with is in the (DA-1) Downtown Area-1 District. Assessor's parcel number 077-0545-031-00; applicant (Long Beer'd LLC), property owners (B. Gordon, J. Gordon and J. Mitchell).

1. Adoption of Exemption under Article 19, Section 15301(a) of the California Environmental Quality Act.
2. Adoption of Findings of Fact for Approval of PLN15-0032.
3. Approval of Conditional Use Permit PLN15-0032, subject to conditions.

Planner Mepani presented the case to the Board. The hearing was opened to the public. Comments were made by the following individuals: Jeff Botz, Eric Keyes, Nicole Erny, David Johnson, Lawrence Allphin and Steve McMillan.

There being no further public comments, and without objection, the Public Hearing was closed (Mazzitti/Santos: 5 Aye, 0 No, 2 excused).

A motion was made by Member Santos, seconded by Member Solis, to approve the following:

1. Adoption of Exemption under Article 19, Section 15301 (a) of the California Environmental Quality Act.
2. Adoption of Findings of Fact for Approval of PLN15-0032.
3. Approval of Conditional Use Permit PLN15-0032, subject to conditions as amended by the Board of Zoning Adjustments.

The motion carried by the following vote. 5 Aye, 0 No, 2 excused.

7. MISCELLANEOUS

8. MEMBERS' COMMENTS

9. STAFF UPDATES/PROJECT STATUS REPORT

10. ADJOURN

A motion was made by Member Santos, seconded by Member Solis, to adjourn the meeting. The motion carried 5 Aye, 0 No, 2 excused. The meeting adjourned at 8:00 p.m.