



City of San Leandro

Civic Center
835 East 14th Street
San Leandro, California

Minutes

Board of Zoning Adjustments

Chair Catherine Vierra Houston, District 4

Vice Chair Michael Santos, District 5

Earl Crawford, District 2

Thomas Fitzsimons, At Large (5)

Marguerite Mazzitti, District 1

René Mendieta, District 6

Rick Solis, District 3

Thursday, July 7, 2016

7:00 PM

City Council Chambers

1. ROLL CALL

Present 7 - Santos, Fitzsimons, Mazzitti, Solis, Mendieta, Vierra Houston, Crawford

2. PUBLIC COMMENTS

None.

3. MINUTES

3.A. [16-369](#) Draft Minutes 4/7/2016

Attachments: [04-07-16 BZA Draft Minutes](#)

A motion was made by Member Vierra Houston and seconded by Member Solis that the Minutes be approved as Amended. The motion carried by the following vote: Aye: 7 - Members Santos, Fitzsimons, Mazzitti, Solis, Mendieta; Vice Chair Vierra Houston; and Chair Crawford.

4. CORRESPONDENCE

Correspondence was received for Public Hearing, Item 6.A.

5. ORAL COMMUNICATIONS

None.

6. PUBLIC HEARINGS

6.A. [16-347](#) PLN16-0025; Conditional Use Permit to allow a medical marijuana dispensary at an existing commercial and industrial building at 1965 Marina Boulevard. The proposal is to occupy approximately 14,688 square feet within an approximately 44,737 square foot building currently occupied by a tile warehouse and a uniform warehouse

wholesale/retail use. A medical marijuana dispensary is a conditionally permitted use on the subject property which is in the IG(S) Industrial General District (Special Review Overlay District). Alameda County Assessor's Parcel Number 77A-646-27; Harborside San Leandro (applicant); A. Lopez (property owner).

Attachments: [Vicinity Map](#)
[Applicant Statement](#)
[Recommended Findings of Fact](#)
[Recommended Conditions of Approval](#)
[Ordinance No. 2016-007 Amending Title 4, Chapter 4-33 of the San Leandro Municipal Code pertaining to Medical Cannabis Dispensary Permits](#)
[Eligible Dispensary Locations Map](#)
[Exhibits A-I](#)

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

Dan Grace, representative for Harborside San Leandro as President of the Board, presented the project proposal. BZA members asked clarifying questions of Mr. Grace and of staff.

The Public Hearing was open to the public.

Comments were made by the following individuals supporting the project: Aileen Ford, Sabrina Inocencio, Sharon Bertrand, Barry Grace, Sara Ubelhart, Robert Fukushima

Comments were made by the following individuals asking clarification about location of proposed dispensary: John Manual

A motion was made by Vice Chair Vierra Houston and seconded by Member Mazzitti to close the Public Hearing: 7 Ayes.

Discussion by the BZA members ensued.

A motion was made by Member Mendieta and seconded by Member Mazzitti that the matter of PLN16-0025 be Approved. The motion carried by the following vote.

Aye: 7 - Santos, Fitzsimons, Mazzitti, Solis, Mendieta; Vice Chair Vierra Houston; and Chair Crawford.

7. MISCELLANEOUS

None.

8. MEMBERS' COMMENTS

Member Santos requested that Code Compliance case be created for a property at the southwest corner of Alvarado and Harlan Streets that has

debris and broken vehicles in view of the public

Member Fitzsimons stated that he looked forward to serving on the BZA

Member Mendieta welcomed Member Fitzsimons

Vice Chair Vierra Houston reported that the San Leandro Police Department attended to her deceased step-father and thanked them for their respect and also welcomed Member Fitzsimons.

9. STAFF UPDATES/PROJECT STATUS REPORT

Principal Planner/Secretary to the BZA Barros announced that both August and September BZA meetings will be held and that there are full agendas planned for the next few months. She also announced that she is transferring to Public Works as the City's Sustainability Manager and that the new Planning Manager will be starting on July 18. She also invited the BZA to attend the Zoning Update 2016 worksession with City Council on July 25, 2016 at 7 pm.

10. ADJOURN

The meeting was adjourned at 8:35 pm., motioned by Member Vierra Houston and seconded by Member Santos.