



# 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*

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Thursday, December 1, 2016

7:00 PM

City Council Chambers

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#### 1. ROLL CALL

Present: 6 - Chair Vierra Houston, Crawford, Fitzsimons, Mazzitti, Mendieta, Solis

Absent: 1 - Vice-Chair Santos

#### 2. PUBLIC COMMENTS

None.

#### 3. MINUTES

##### 3.A. [16-670](#) Draft Minutes 11/03/2016

Attachments: [11-03-16 BZA Draft Minutes](#)

A motion was made by Member Solis, seconded by Member Mendieta, that the November 3, 2016 Minutes be Received and Filed. The motion was carried by the following vote: Aye: 6 - Chair Vierra Houston, Crawford, Fitzsimons, Mazzitti, Mendieta, Solis. Absent: 1 - Vice-Chair Santos.

#### 4. CORRESPONDENCE

None.

#### 5. ORAL COMMUNICATIONS

None.

#### 6. PUBLIC HEARINGS

##### 6.A. [16-638](#) PLN16-0051; Conditional Use Permit to allow operation of a Retail Service, beauty salon business that includes a hair and nail salon, facial skin care, permanent make-up, eyelash extension, full body waxing, tanning, and laser hair removal at 1936 E. 14th Street. Retail

Services are a conditionally permitted use on the subject property which is in the SA-2 - South Area-2 District. Alameda County Assessor's Parcel Number 77-572-19; D. Le. (applicant/property owner).

**Attachments:**    [Vicinity Map](#)  
[Applicant's Supporting Statement](#)  
[Sign Proposal](#)  
[Recommended Findings of Fact](#)  
[Recommended Conditions of Approval](#)  
[Exhibits A-K](#)

Senior Planner Mepani presented the Staff Report. BZA members asked clarifying questions.

Duy Le, Applicant/Property Owner for the potential beauty salon at 1936 East 14th Street presented his project proposal. BZA members asked clarifying questions.

The Public Hearing was open to the Public.

There were no comments.

The Public Hearing was closed by Chair Vierra Houston.

A motion was made by Member Solis, seconded by Member Mazzitti that the matter of PLN16-0051 be Approved. The motion carried by the following vote:

Aye: 6 - Chair Vierra Houston, Crawford Fitzsimons, Mazzitti, Mendieta, Solis

Nay: 0

Absent: 1 - Vice-Chair Santos

**6.B.    [16-658](#)**

PLN16-0050; Conditional Use Permit and Site Plan to construct a 60-unit multi-family residential building at 1659-1695 Washington Avenue (northwest corner of Washington Avenue and Thornton Street.). The proposed new building would be four-story construction above parking levels that would contain 73 parking spaces. Assessor's Parcel Numbers 75-6-5-1 and 75-6-6-1; J. Burns, Collaborative Design Architects, Inc., applicant; G. Galvan, property owner; DA-1 Downtown Area 1 District.

The matter of PLN16-0050 was postponed and will be continued to an unknown date. Additional information was needed before this matter could be heard before the Board of Zoning Adjustments.

The Public Hearing was opened and closed to the public by Chair Vierra Houston.

There were no comments.

**7. MISCELLANEOUS**

- 7.A. [16-650](#)** Yearly Review of Various Conditional Use Permits Issued for Waste Management Company; 2615 Davis Street; Assessor's Parcel No. 79A-475-7-29; Waste Management of Alameda County (Applicant and Property Owner)

**Attachments:** [DSTS Forum Mtg Notes 11-21-16](#)  
[Davis Street BZA presentation 12-1-16](#)

Erika-Alexandra Solis, C & D Diversion Manager at Waste Management, gave a presentation on the Yearly Review of Various Conditional Use Permits Issued for Waste Management Company.

**8. MEMBERS' COMMENTS**

None.

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

Planning Manager, Andrew Mogensen, AICP gave an update on creation of the Site Development Sub-Committee and requested Chair Vierra Houston nominate one of the BZA Members to serve on this Committee.

Chair Vierra Houston nominated Member Mazzitti. Member Mazzitti accepted the nomination.

**10. ADJOURN**

The meeting was adjourned at 7:41pm, motioned by Member Solis, seconded by Member Mendieta.