



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

Jeff Falero, District 2

Thomas Fitzsimons, At Large (5)

Marguerite Mazzitti, District 1

René Mendieta, District 6

Rick Solis, District 3

Thursday, February 2, 2017

7:00 PM

City Council Chambers

1. ROLL CALL

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

Absent: 1 - Crawford

2. PUBLIC COMMENTS

None.

3. MINUTES

3.A. [17-044](#) Draft Minutes 12/01/2016

Attachments: [12-01-16 BZA Draft Minutes](#)

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

4. CORRESPONDENCE

None.

5. ORAL COMMUNICATIONS

None.

6. PUBLIC HEARINGS

6.A. [16-640](#) 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.). 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.

Attachments: [Vicinity Map 2-2-2017.pdf](#)
 [FINDINGS OF FACT - Feb 2 2017.pdf](#)
 [NOTICE OF EXEMPTION PLN16-0050 Washington Avenue 1695.pdf](#)
 [PLN15-0050 Recommended COA 2-2-2017.pdf](#)
 [Correspondence 1-20-2017.pdf](#)
 [Exhibits A-I December 1 2016 BZA.pdf](#)
 [Exhibits J-R December 1 2016 BZA.pdf](#)
 [Exhibits S-AA December 1 2016 BZA.pdf](#)
 [Exhibit BB December 1 2016 BZA.pdf](#)
 [Aerial and Street Street Views 12-1-2016.pdf](#)

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

Vice Chair Santos stated concern over how few two-bedroom units the complex offered and wondered if the abundance of one-bedroom units provided a "good mix" or not.

Member Fitzsimons asked about zoning with regard to units/acre. He inquired about the courtyard wall and found that it was stucco and masonry. He also inquired about colors, CEQA, parking and whether or not this project was in line with the TOD (Transit-Oriented Development) strategy.

Member Mendieta inquired about electric car chargers and if solar power might be incorporated into the project.

Chair Vierra Houston expressed that she was pleased with the green landscaping and inquired about paving stone. She also stated that originally she anticipated parking issues, but drove by the site at three different times of day and noticed there was always parking available.

Member Solis inquired about BMR (Below Market Rate) units and was told that the General Plan did not require them.

Gordon Galvan, the property owner/developer for the proposed project, spoke regarding his proposal. BZA members asked clarifying questions.

Member Solis asked if Mr. Galvan had a particular builder in mind.

Jim Burns from Collaborative Design Architects Inc., architect for the proposed project, spoke and BZA members asked clarifying questions.

Vice-Chair Santos asked if the stone used on the building was going to be real stone and Mr. Burns replied that it would.

Member Fitzsimons inquired about the courtyard and the size of the balconies.

Chair Vierra Houston inquired about "Cool Roofs" and solar.

Member Mendieta mentioned that it would be great if we had more environmentally friendly buildings, similar to the Net Zero Energy Center in San Leandro.

The Public Hearing was open to the public.

No comments were made.

A motion was made by Vice-Chair Santos, seconded by Member Mendieta, to close the Public Hearing. The Public Hearing was closed by the following vote:
6 - Aye, 1 - Absent

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

1. Adoption of the California Environmental Quality Act (CEQA) Exemption per CEQA Guidelines, Article 19, Categorical Exemption, Section 15332, In-Fill Development Projects;
2. Adoption of Recommended Findings of Fact for Approval of PLN16-0050;
and
3. Approval of the Recommended Conditions of Approval for Conditional Use Permit and Site Plan Review, PLN16-0050.

The motion carried by the following vote:

Aye: 6 - Chair Vierra Houston, Vice-Chair Santos, Fitsimons, Mazzitti, Mendieta, Solis

Absent: 1 - Crawford

7. MISCELLANEOUS

None.

8. MEMBERS' COMMENTS

None.

9. STAFF UPDATES/PROJECT STATUS REPORT

Planning Manager, Mogensen, AICP, announced that there will be no BZA Meeting on March 2, 2017, but the Board will meet again on Thursday, April 6, 2017. He also clarified that Members whose terms will or have expired, will continue to serve until a replacement is appointed by Council. Lastly, he noted that the Electric Fence Appeal (APL16-003) will be going before Council on Monday, February 6, 2017.

10. ADJOURN

The Meeting was adjourned at 8:07pm, motioned by Member Solis, seconded by Vice-Chair Santos.