



# 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*

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Thursday, June 1, 2017

7:00 PM

City Council Chambers

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#### 1. ROLL CALL

Present: 7 - Chair Vierra Houston, Vice-Chair Santos, Falero, Fitzsimons, Mazzitti, Mendieta, Solis

#### 2. PUBLIC COMMENTS

None.

#### 3. MINUTES

##### 3.A. [17-338](#) Draft Minutes 4/06/2017

Attachments: [4-06-17 BZA Draft Minutes](#)

A motion was made by Vice-Chair Santos, seconded by Member Mendieta, that the April 6, 2017 Minutes be Received and Filed. The motion carried by the following vote: Aye: 7 - Chair Vierra Houston, Vice-Chair Santos, Fitzsimons, Mazzitti, Mendieta, Solis, Falero

#### 4. CORRESPONDENCE

Three letters were submitted regarding PLN17-0017. One was a letter of support. Two were letters of opposition.

#### 5. ORAL COMMUNICATIONS

None.

#### 6. PUBLIC HEARINGS

##### 6.A. [17-268](#) PLN17-0009; Conditional Use Permit to allow for a Vehicle/Heavy Equipment Rentals and Vehicle/Equipment Repair, General use for a construction equipment dealer and rental company at 2091 West Avenue 140th. Vehicle/Heavy Equipment Rentals and Vehicle/Equipment Repair, General are a conditionally permitted uses

on the subject property, which is in the IG - Industrial General District. Vehicle/Heavy Equipment Dealers, New is a permitted use on the subject property. Alameda County Assessor's Parcel Number 77B-853-38-1; Ahern Rentals, Inc. (applicant) and West 140th LLC (property owner).

**Attachments:**     [Vicinity Map](#)  
                              [Recommended Findings of Fact](#)  
                              [Recommended Conditions of Approval](#)  
                              [Exhibits A-K](#)

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

Applicant, Keith Wade, Economic Project Development Manager for Ahern rentals answered clarifying questions.

The Public Hearing was open to the public.

There were no comments from the public.

A motion was made by Vice-Chair Santos, seconded by Member Mendieta to close the Public Hearing. Aye: 7 - Chair Vierra Houston, Vice-Chair Santos, Falero, Fitzsimons, Mazzitti, Mendieta, Solis

A motion was made by Member Solis, seconded by Member Mendieta, that the matter of PLN17-0009 be approved. The motion carried by the following vote: Aye: 7 - Chair Vierra Houston, Vice-Chair Santos, Falero, Fitzsimons, Mazzitti, Mendieta, Solis

**6.B.    [17-280](#)**

PLN17-0010; Conditional Use Permit and Site Plan Review to allow an additional unit on a parcel of sub-standard width; 1514 Pacific Avenue; Assessor's Parcel Number 75-115-49; K.Yip (applicant) and D. and K. and T. Zhang (property owners); RD Residential Duplex District.

**Attachments:**     [01 Applicant Statement](#)  
                              [02 Vicinity Map](#)  
                              [03 Rec Findings of Fact](#)  
                              [04 Rec Conditions of Approval](#)  
                              [05 Exhibits A-D](#)  
                              [06 Photographs of Existing Site](#)

Planner II Wu presented the staff report. BZA members asked clarifying questions.

Applicant, Kenny Yip answered clarifying questions.

The Public Hearing was open to the public.

Comments were made by: Pauline Ahanatu.

A motion was made by Vice-Chair Santos, seconded by Member Mendieta to close the Public Hearing. Aye: 7 - Chair Vierra Houston, Vice-Chair Santos, Falero, Fitzsimons, Mazzitti, Mendieta, Solis

A motion was made by Member Falero, seconded by Member Solis, that the matter of PLN17-0010 be approved. The motion carried by the following vote: Aye: 7 - Chair Vierra Houston, Vice-Chair Santos, Falero, Fitzsimons, Mazzitti, Mendieta, Solis

**6.C. [17-301](#)**

PLN17-0017; Consideration of a request for a Conditional Use Permit to operate a car rental business and to have vehicle storage for the car rental business at 1922 Republic Avenue (at Nicholson Street; southeast corner); IG Industrial General District; Alameda County Assessor's Parcel Number 77A□646-2; Enterprise Holdings c/o L. Fogelhut, Architect (applicant); C. Lutz, Balco Properties, LTD., LLC (property owner).

**Attachments:**     [Vicinity Map 6-1-2017.pdf](#)  
[PLN17-0017 Rcommended Findings.pdf](#)  
[PLN17-0017 Recommended COA.pdf](#)  
[Exhibit A - Index Notes, Parking Calculations.pdf](#)  
[Exhibit B - Existing Site Plan.pdf](#)  
[Exhibit C - Proposed Site Plan.pdf](#)  
[Exhibit D - Exterior Elevations.pdf](#)  
[Exhibit E - Perspective Rendering.pdf](#)  
[Photographs of existing conditions.pdf](#)

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

Property Owner, Corissa Lutz, and Applicant, Doug Hattori answered clarifying questions.

The Public Hearing was open to the public.

Comments were made by: Jeff Musgrove.

A motion was made by Member Mendieta, seconded by Vice-Chair Santos to close the Public Hearing. Aye: 7 - Chair Vierra Houston, Vice-Chair Santos, Falero, Fitzsimons, Mazzitti, Mendieta, Solis

A motion was made by Member Mendieta, seconded by Member Falero, that the matter of PLN17-0017 be approved. The motion carried by the following vote: Aye: 7 - Chair Vierra Houston, Vice-Chair Santos, Falero, Fitzsimons, Mazzitti, Mendieta, Solis

**7. MISCELLANEOUS**

None.

## **8. MEMBERS' COMMENTS**

Vice-Chair Santos mentioned that he sits on the Board of the San Leandro Sports Foundation, which among other things, helps with fundraising for sports. He encouraged those who were interested in learning more to go [slsfi.org](http://slsfi.org).

Member Mazzitti reminded everyone to attend the San Leandro Cherry Festival on June 3, 2017.

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

Planning Manager and Secretary to the BZA, Andrew Mogensen, AICP, reminded the BZA Members to complete their mandatory ethics training if they have not already done so.

He also announced that a training session for both BZA Members and Planning Commissioners would be held at a Joint Special Meeting on August 3, 2017 at 5:30 p.m.

## **10. ADJOURN**

The meeting was adjourned at 9:16 p.m.