



# 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, August 3, 2017

7:00 PM

City Council Chambers

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#### 1. ROLL CALL

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

Absent: 1 - Mendieta

#### 2. PUBLIC COMMENTS

None.

#### 3. MINUTES

##### 3.A. [17-452](#) Draft Minutes 6/01/2017

Attachments: [6-01-17 BZA Draft Minutes](#)

A motion was made by Vice-Chair Santos, seconded by Member Solis, that the June 1, 2017 Minutes be Received and Filed. The motion carried by the following vote: Aye: 6 - Chair Vierra Houston, Vice-Chair Santos, Fitzsimons, Mazzitti, Solis, Falero. Absent: 1 - Mendieta

#### 4. CORRESPONDENCE

None.

#### 5. ORAL COMMUNICATIONS

None.

#### 6. PUBLIC HEARINGS

##### 6.A. [17-445](#) PLN17-0029; Conditional Use Permit; to allow for the sale of beer and wine for off-site consumption from the San Leandro Chevron Station convenience store at 2180 Orchard Avenue; Alameda County

Assessor's Parcel Number 75-102-10-4.; Arash Salkhi, San Leandro Chevron Station (applicant/property owner); IL (S) Industrial Limited District (Special Review Overlay District).

**Attachments:**     [Vicinity Map](#)  
                              [Applicant's Supporting Statement](#)  
                              [Site Photos 2180 Orchard Ave CUP](#)  
                              [Recommended Findings of Fact](#)  
                              [Recommended Conditions of Approval](#)  
                              [Exhibit A - Site Plan](#)  
                              [Exhibit B - Floor Plan](#)  
                              [Exhibit C - Building Elevations](#)  
                              [Staff report dated February 5, 2015 \(PLN14-0008\)](#)

**Planner I Balatbat presented the staff report. BZA members asked clarifying questions.**

**Applicant, Arash Salkhi, answered clarifying questions.**

**The Public Hearing was open to the public.**

**There were no comments from the public.**

**Chair Vierra Houston closed the Public Hearing.**

**A motion was made by Member Falero, seconded by Member Solis, that the matter of PLN17-0029 be approved. The motion carried by the following vote:  
Aye: 6 - Chair Vierra Houston, Vice-Chair Santos, Falero, Fitzsimons, Mazzitti, Solis. Absent: 1 - Mendieta**

**6.B.     [17-443](#)**

PLN17-0003; Consideration of a Conditional Use Permit and Site Plan Review, to demolish the existing structures on the site of the former Kraft Foods manufacturing facility at 100 Halcyon Drive and redevelop the 30.74 acre site into an industrial complex with warehousing and office space. The proposed San Leandro Business Center development would consist of three new industrial buildings totaling 553,200 square feet. The buildings would accommodate a range of industrial, research, warehouse and office uses. The Conditional Use Permit also includes height exceptions for the 70 foot tall architectural screen for co-locating Wireless Telecommunication Facility on Building 1 where 57 feet is the maximum allowed (15 feet above the parapet) and for 43.5- to 46 feet tall southeastern corner portion on Building 2 where 25 feet is the maximum height being within 100 feet of a R Residential District building. IG(AU) Industrial General, Assembly Use Overlay District; Alameda County Assessor's Parcel Numbers 77C□1240□2, 77C□1315□2, and 77C□1235□3□4; T. Jodry, Trammell Crow Co. (applicant); 100 Halcyon Owners, LLC (property owner).

**Attachments:**     [Applicants Supporting Statement.pdf](#)  
                              [Vicinity Map.pdf](#)  
                              [Initial Study Mitigated Negative Declaration.pdf](#)  
                              [PLN17-0003 Findings of Fact.pdf](#)  
                              [PLN17-0003 COA](#)  
                              [Exhibits A-H.pdf](#)  
                              [Excerpt Article 7 IG\(AU\) District.pdf](#)  
                              [Exhibits I-Q.pdf](#)  
                              [Exhibit R Landscape.pdf](#)  
                              [Exhibits S-AA Civil.pdf](#)  
                              [Exhibit BB Building 1 Rendering.pdf](#)  
                              [Exhibit CC Building 2 Rendering.pdf](#)  
                              [Exhibit DD Building Color Elevations.pdf](#)  
                              [Exhibit EE Photometric.pdf](#)  
                              [Exhibit FF Colors and Materials Board.pdf](#)  
                              [Exhibits GG-KK Murals.pdf](#)  
                              [Exhibits LL-VV Sign Program.pdf](#)  
                              [Photographs of Existing Site Conditions.pdf](#)

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

Applicant, John Greer, answered clarifying questions.

The hearing was open to the Public.

The following people made comments: Larry Gill, Earl Crawford, Do Lee, John Rocha

Chair Vierra Houston closed the Public Hearing.

A motion was made by Member Fitzsimons, seconded by Member Santos, that the matter of PLN17-0003 be approved with the recommendation that section IV.C. be amended so that the height of the wall be increased to 10 feet and IV.A. include the landscape plan and selection of trees/shrubs be designed and implemented to minimize debris from the plants flowing over to the Oleander Street single-family residences. The motion carried by the following vote: Aye: 5 - Chair Vierra Houston, Vice-Chair Santos, Falero, Fitzsimons, Mazzitti, Solis. Noes: 1 - Falero. Absent: 1 - Mendieta

## 7. MISCELLANEOUS

None.

## 8. MEMBERS' COMMENTS

Member Falero stated that he voted against the matter of PLN17-0003 because of its proximity to the Bay Fair area and felt it should therefore be treated as a transit oriented development use, as opposed to industrial.

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

Secretary Mogensen, AICP, announced that he anticipates BZA meetings for the next three months and thanked the BZA members and Planning Commissioners for attending the joint training session earlier that evening. He also mentioned that election of the BZA Chair and Vice-Chair would take place at the next meeting on September 7, 2017.

Chair Vierra Houston noted that she enjoyed the training and reminded everyone of the upcoming election.

## **10. ADJOURN**

The meeting was adjourned at 9:19 p.m., motioned by Vice-Chair Santos, seconded by Member Mazzitti. Aye: 6 - Chair Vierra Houston, Vice-Chair Santos, Falero, Fitzsimons, Mazzitti, Solis. Absent: 1 - Mendieta