



# City of San Leandro

Civic Center  
835 East 14th Street  
San Leandro, California

## Minutes

### Planning Commission and Board of Zoning Adjustments

*Chair Jeff Falero, District 2*  
*Vice Chair Dylan Boldt, District 6*  
*Tony Breslin, District 1*  
*Catherine Vierra Houston, District 4*  
*Kenneth Pon, At Large (1)*  
*Michael Santos, District 5*  
*Rick Solis, District 3*

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Thursday, November 5, 2020

7:00 PM

Access via information below

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#### 1. ROLL CALL

Remote: Chair Falero; Vice Chair Boldt; Commissioners Breslin, Vierra Houston, Pon, Santos, Solis

#### 2. PUBLIC COMMENTS

None.

#### 3. MINUTES

##### 3.A. Draft Minutes of the Meeting of October 1, 2020

Attachments: [10-1-2020 PC-BZA Minutes Draft](#)

A motion was made by Vice Chair Boldt, seconded by Commissioner Vierra Houston, that the October 1, 2020 minutes be Received and Filed.

The motion passed by the following vote:

Ayes: 6 - Vice Chair Boldt; Commissioner Breslin, Vierra Houston, Pon, Santos, Solis

Abstention: Chair Falero

Chair Falero thanked Vice Chair Boldt for stepping in as Chair at the October 1, 2020 meeting, as he had to leave town for a family emergency.

#### 4. CORRESPONDENCE

Secretary Mogensen stated that there were two public comments received after the agenda packet went out. One for each agenda items 6.A. and 7.A., which were e-mailed to the Commissioners prior to the meeting tonight.

#### 5. ORAL COMMUNICATIONS

None.

## 6. PUBLIC HEARINGS

- 6.A.** Consideration of a Recommendation to City Council Regarding Adopting Chapter 2.10, Bay Fair Transit Oriented Development (B-TOD), to the San Leandro Zoning Code and Related Amendments to the Zoning Code, Zoning Map, Bay Fair Transit-Oriented Development (TOD) Specific Plan, and General Plan; and Consideration of the Addendum to the Certified Final Environmental Impact Report Prepared for the 2018 Bay Fair TOD Specific Plan.

**Attachments:**     [Attachment 1 - Redlined Zoning Code Amendments](#)  
                              [Attachment 2 - Zoning Map Amendments](#)  
                              [Attachment 3 - Redlined Draft Bay Fair TOD Specific Plan](#)  
                              [Amendments, PC Public Hearing, November 5, 2020](#)  
                              [Attachment 4 - Redlined General Plan Text Amendments](#)  
                              [Attachment 5 - General Plan Land Use Map Amendments](#)

Avalon Schultz, Principal Planner presented and answered clarifying questions. Tom Liao, Community Development Director, answered clarifying questions. Aaron Welch, Aaron Welch Planning, answered clarifying questions.

Chair Falero opened the Public Hearing.

The following people spoke:

John Dietrich, Target Corporation

Chair Falero closed the Public Hearing.

A motion was made by Commissioner Pon, to close the Public Hearing, seconded by Vice Chair Boldt.

The motion passed by the following vote:

**Ayes: 7 - Chair Falero; Vice Chair Boldt; Commissioners Breslin, Vierra Houston, Pon, Santos, Solis**

- 6.B.** PLANNING COMMISSION RESOLUTION NO. 2020-012  
RECOMMENDING THAT THE CITY COUNCIL ADOPT CHAPTER 2.10, BAY FAIR TRANSIT-ORIENTED DEVELOPMENT (B-TOD) DISTRICT, OF THE SAN LEANDRO ZONING CODE, AMEND THE BAY FAIR TOD SPECIFIC PLAN, AMEND THE SAN LEANDRO GENERAL PLAN, AMEND THE SAN LEANDRO ZONING MAP, AND ADOPT MISCELLANEOUS RELATED AMENDMENTS TO THE SAN LEANDRO ZONING CODE, AND ADOPT THE ADDENDUM TO THE CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT PREPARED FOR THE 2018 BAY FAIR TOD SPECIFIC PLAN

**Attachments:**     [Exhibit A - Clean Zoning Code Amendments](#)  
[Exhibit B - Zoning Map Amendments \(clean\)](#)  
[Exhibit C - Bay Fair TOD Specific Plan 10 20 2020](#)  
[Exhibit D - General Plan Text Amendments \(clean\)](#)  
[Exhibit E - General Plan Land Use Map Amendments \(clean\)](#)  
[Exhibit F - Addendum Bay Fair TOD 10.23.2020](#)

A motion was made by Commissioner Pon, to approve the resolution,  
seconded by Commissioner Vierra-Houston.

The motion passed by the following vote:

Ayes: 7 - Chair Falero; Vice Chair Boldt; Commissioner Breslin, Vierra Houston,  
Pon, Santos, Solis

## **7. MISCELLANEOUS**

### **7.A. Engineering & Transportation Fairmont & Hesperian CIP Follow-Up**

Nick Thom, City Engineer and Keith Cooke, Engineering and Transportation  
Director, answered clarifying questions.

## **8. MEMBERS' COMMENTS**

Commissioner Breslin asked a question about a pending project at 1188 E 14th  
Street. Secretary Mogensen confirmed the status.

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

Secretary Mogensen reminded the Commissioners that Districts 2 (Chair  
Falero), 4 (Commissioner Vierra Houston), and 6 (Vice Chair Boldt), are ending  
their term on 12/31/2020.

Tom Liao, Community Development Director, wished everyone an early Happy  
Thanksgiving and thanked the Commissioners for their service during this  
difficult time of COVID-19, which was seconded by Secretary Mogensen.

## **10. ADJOURN**

Commissioner Solis made a motion to adjourn, seconded by Commissioner  
Vierra Houston.

The motion carried by the following vote:

Ayes: 7 - Chair Falero; Vice Chair Boldt; Commissioner Breslin, Vierra Houston,  
Pon, Santos, Solis

The meeting was adjourned at 9:08 p.m.