



City of San Leandro

Civic Center
835 East 14th Street
San Leandro, California

Minutes

Planning Commission and Board of Zoning Adjustments

Chair Dylan Boldt, District 6
Vice Chair Kenneth Pon, At Large (1)
Tony Breslin, District 1
Luis Mendoza, District 2
Michael Santos, District 5
Rick Solis, District 3
Anthony Tejada, District 4

Thursday, June 3, 2021

7:00 PM

Access via information below

The regularly scheduled Planning Commission and Board of Zoning Adjustments public hearing will be conducted via teleconferencing. Members of the public may observe, participate, and provide comments during the hearing remotely, using the instructions below. We ask that all participants follow the same decorum while teleconferencing as during a regular meeting.

This meeting is being held in accordance with the State Emergency Services Act, the Governor's Emergency Declaration related to COVID-19, and the Governor's Executive Order N-29-20 issued on March 17, 2020, to allow attendance by members of the Planning Commission and Board of Zoning Adjustments by teleconference, videoconference, or both.

If you would like to speak on an agenda item, you can access the meeting remotely:

Join from a PC, Mac, iPad, iPhone, or Android device: Please use this URL:
<https://us02web.zoom.us/j/81436387574>

If you do not wish for your name to appear on the screen, use the drop-down menu and click on "rename" to rename yourself to be anonymous.

Or join by phone:
*67 1-669-900-6833
Enter Meeting ID: 814 3638 7574#

If you want to comment during the public comment portion of the agenda, press *9 and you will be selected from the meeting queue.

You can also submit your comments by e-mail to: planner@sanleandro.org

To give staff adequate time to print out your comments for consideration at the meeting, please submit your written comments prior to noon on the day of the meeting.

1. ROLL CALL

Remote: Chair Boldt; Commissioners Breslin, Mendoza, Pon, Solis, Tejada

Absent: Commissioner Santos

1.A. Election for a new Vice Chair

City Attorney Kris Kokotaylo conducted the selection of a new Vice Chair.

Commissioner Breslin nominated Commissioner Pon for the Vice Chair.

Commissioner Solis nominated Commissioner Breslin for the Vice Chair.
Commissioner Breslin declined. Commissioner Solis rescinded his nomination.

The motion to nominate Commissioner Pon as Vice Chair passed by the following vote:

Ayes: 6 - Chair Boldt; Commissioners Breslin, Mendoza, Pon, Solis, Tejada

Absent: 1 - Commissioner Santos

Chair Boldt congratulated Vice Chair Pon on his nomination.

2. PUBLIC COMMENTS

None.

3. MINUTES

3.A. Draft Minutes of the Meeting of May 6, 2021

Attachments: [5-6-2021 PC-BZA Minutes_draft](#)

A motion was made by Commissioner Solis, seconded by Vice Chair Pon, that the May 6, 2021 Minutes be Received and Filed.

The motion passed by the following vote:

Ayes: 6 - Chair Boldt; Vice Chair Pon; Commissioners Breslin, Mendoza, Solis, Tejada

Absent: 1 - Commissioner Santos

4. CORRESPONDENCE

Secretary Mogensen stated that there were two items of correspondence received today for items 6.C. and 6.D., after the agenda packet had gone out. Both were forwarded to the Commissioners via e-mail this afternoon.

5. ORAL COMMUNICATIONS

None.

6. PUBLIC HEARINGS

- 6.A. PLN21-0002; Conditional Use Permit to establish an animal hospital at 2181 Doolittle Drive. Zoning District: CN(S) Commercial Neighborhood District (Special Review Overlay District); Alameda County Assessor's Parcel Number 077A-0697-001-11; P. Sandhe (applicant), Niknat Investors LLC (property owner).

Attachments: [Vicinity Map](#)
[Applicant Statement](#)
[Plan Exhibits A-D](#)

- 6.B. RESOLUTION No. 2021-005 of the Board of Zoning Adjustments of the City of San Leandro, approving Conditional Use Permit PLN21-0002 for an animal hospital at 2181 Doolittle Drive.

Attachments: [Exhibit A](#)
[Exhibit B](#)

Senior Planner, Anjana Mepani, presented the staff report and answered clarifying questions.

A motion was made by Vice Chair Pon to approve the resolution, seconded by Commissioner Solis.

The motion passed by the following vote:

Ayes: 6 - Chair Boldt; Vice Chair Pon; Commissioner Breslin, Mendoza, Solis, Tejada

Absent: 1 - Commissioner Santos

- 6.C. Overview of and Recommendation to the City Council on Adoption of the Draft City of San Leandro 2021 Climate Action Plan

Attachments: [Draft Climate Action Plan May 11 2021](#)
[General Plan EIR Addendum CAP May 11 2021](#)

- 6.D.** Resolution No. 2021-002 Recommending that the City Council Adopt the 2021 Climate Action Plan and an Addendum to the 2035 General Plan Update Final Environmental Impact Report

Attachments: [San-Leandro-CAP-PUBLIC-REVIEW-DRAFT_2021-05-11-compressed](#)
[FinalGeneralPlanEIRAddendum-CAP_051121_Final](#)

Debbie Pollart, Public Works Services Director, Hoi-Fei Mok, Sustainability Manager and Eli Krispi of PlaceWorks, presented and answered clarifying questions.

Commissioner Solis made a motion that the PC/BZA recommend the adoption of the draft of the City of San Leandro Climate Action Plan and approve Resolution No. 2021-002, seconded by Chair Boldt.

The vote failed by the following vote:

Ayes: 2 - Chair Boldt; Commissioner Solis

Nayes: 4 - Vice Chair Pon; Commissioners Breslin, Mendoza, Tejada

Absent: 1 - Commissioner Santos

Vice Chair Pon made an amended motion to recommend approval with the year 2030-goal as a modification. Vice Chair Pon withdrew his motion.

Commissioner Breslin moved that the Commission recommends to Council, that the PC/BZA Commission does not recommend the 2020/21 Climate Action Plan as written and that an action be taken by Council that the City Department and consultant revisit this issue and bring forward more actions and goals. The motion was seconded by Chair Boldt.

Commissioner Breslin withdrew his motion.

Commissioner Tejada made a motion to recommend approval of the Climate Action Plan with revisions based on the comments presented by the Planning Commission this evening and Fei-Mok and her team will prepare bullet points and summaries of those for Council. The motion was seconded by Commissioner Solis.

The motion passed by the following vote:

Ayes: 5 - Chair Boldt; Commissioners Breslin, Mendoza, Solis, Tejada

Nayes: 1 - Vice Chair Pon

Absent: Commissioner Santos

7. MISCELLANEOUS

None.

8. MEMBERS' COMMENTS

Vice Chair Pon asked if there is a time table in place to meeting in-person again. Secretary Mogensen suggested that September would be the earliest in-person meeting.

Commissioner Solis asked if staff could put the bullet points and summaries of tonight's discussion from items 6.C. and 6.D. in e-mail form and forward it to the Commission prior to the July 1st meeting. Secretary Mogensen will forward the staff report to the Commission in advance of the July 1st meeting.

9. STAFF UPDATES/PROJECT STATUS REPORT

Secretary Mogensen summarized the items which will be presented at the next PC/BZA meeting on July 1st.

Commissioner Breslin asked when the 1188 E 14th Street project is going before Council. Secretary Mogensen stated that it will go before Council on July 6th, during a Special Meeting.

10. ADJOURN

A motion was made by Commissioner Solis to adjourn the meeting, seconded by Commissioner Pon.

The meeting was adjourned at 10:26pm.