



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, December 2, 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 AB 361, under which a resolution was approved by the City Council on October 4, 2021 to allow attendance by members of the Planning Commission and Board of Zoning Adjustments by videoconference, or teleconference.

Please be advised that pursuant to the Executive Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, the Council Chambers will not be open for the meeting. Planning Commission Members and Board of Zoning Adjustment Members will be participating telephonically and will not be physically present in the Council Chambers.

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; Vice Chair Pon; Commissioners Breslin, Mendoza, Tejada

Absent: Commissioners Santos, Solis

2. PUBLIC COMMENTS

3. MINUTES

Draft Minutes of the Meeting of November 4, 2021

Attachments: [11-4-2021 PC-BZA Minutes draft](#)

A motion was made by Vice Chair Pon, seconded by Commissioner Breslin, that the November 4, 2021 Minutes be Received and Filed.

The motion passed by the following vote:

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

Absent: Commissioners Santos, Solis

4. CORRESPONDENCE

Secretary Mogensen stated that there was an item of correspondence received from the Teamsters Union regarding items 6.C. and 6.D. on the agenda tonight. In addition one item of oral communication was received on the same project.

5. ORAL COMMUNICATIONS

None.

6. PUBLIC HEARINGS

- 6.A.** PLN21-0003 Consideration of a Major Residential Site Plan Review for a 1,558 SF, two-story addition to a single-family residence located at 1106 Gardner Blvd.; Zoning District: RS (Residential Single-Family); Alameda County Assessor's Parcel Number (APN): 77A-625-5;

Applicant: Hien Nguyen; Property Owner: Junnuo Huang & Betty Wong.

Attachments: [Vicinity Map](#)
 [Table 1 - Development Standards for R Districts](#)
 [Plan Exhibits A-I](#)
 [Site and Neighborhood Photos](#)

6.B. RESOLUTION 2021-011 of the Board of Zoning Adjustments of the City of San Leandro, approving a Major Site Plan Review at 1106 Gardener Boulevard

Attachments: [PLN21-0003 Exhibit A](#)

Associate Planner, Binh Nguyen, presented the staff report and answered clarifying questions.

A motion was made by Vice Chair Pon, seconded by Commissioner Tejada.

The motion passed by the following vote:

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

Absent: 2 - Commissioners Santos, Solis

6.C. PLN20-0024; Consideration of a Conditional Use Permit and Parking Exception for a supermarket at an existing warehousing and distribution business located at 1788 Fairway Drive. Zoning District: IG (Industrial General); Alameda County Assessor's Parcel Number (APN): 77B-855-7-8; Applicant: Michael Huffaker, Prime Now LLC. Property Owner: Prologis, LP.

Attachments: [Vicinity Map](#)
 [Applicant Statement](#)
 [Plans Exhibit A-N](#)
 [Parking Analysis DKS](#)

6.D. RESOLUTION 2021-012 of the Board of Zoning Adjustments approving a Conditional Use Permit and Parking Exception for 1788 Fairway Dr.

Attachments: [Exhibit A Findings PLN20-0024 1788 Fairway Amazon Fresh](#)
 [Exhibit B COA PLN20-0024 1788 Fairway Amazon Fresh](#)

Associate Planner, Anne Wong, presented the staff report and answered clarifying questions. Andrew Mogensen, Planning Manager, answered clarifying questions.

The following people spoke on behalf of the applicant:

Stephen Maduli-Williams
Travis Brooks

John Horn

A motion was made by Vice Chair Pon, seconded by Chair Boldt.

The motion failed by the following vote:

Ayes: 2 - Chair Boldt; Vice Chair Pon

Nayes: 2 - Commissioners Breslin, Mendoza

Abstention: 1 - Commissioner Tejada

Absent: 2 - Commissioners Santos, Solis

Commissioner Tejada made a motion to table the approval of PLN20-0024 until the January 6, 2022 meeting, until such time that the maximum occupancy for patrons within the space is determined and that information is provided to the Board.

A motion was made by Commissioner Tejada, seconded by Vice Chair Pon.

The motion passed by the following vote:

Ayes: 4 - Chair Boldt; Vice Chair Pon; Commissioners Breslin, Tejada

Nayes: 1 - Chair Mendoza

Absent: 2 - Commissioners Santos, Solis

6.E.

PLN21-0019; Consideration of a Height Exception to build a 2nd-Story addition at 23 feet, 11 inches at 1833 Hillview Drive in the RS-VP zoning district, pursuant to Zoning Code sections 2.04.412(A) and 2.04.412(D) (1)(a)(iv). Zoning District: RS-VP (Single-Family Residential View Preservation); Alameda County Assessor's Parcel Number (APN): 079-0026-086-00; Applicant and Property Owner: Glenn R. Brown.

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

6.F.

RESOLUTION No. 2021-013 of the Board of Zoning Adjustments of the City of San Leandro, approving a Major View Preservation / Residential Site Plan Review for a Height Exception at 1833 Hillview Drive.

Attachments: [Exhibit A Recommended Findings](#)
 [Exhibit B Recommended COA](#)

Assistant Planner, Lourdes Juarez, presented the staff report and answered clarifying questions.

A motion was made by Commissioner Breslin, seconded by Commissioner Mendoza.

The motion passed by the following vote:

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

Absent: 2 - Commissioners Santos, Solis

6.G.

PLN17-0034; Consideration of a two-year time extension for a 20-unit Planned Development on a .97 acre site located at 311 MacArthur Blvd.; Alameda County Assessor's Parcel Numbers 76-311-30-1, 76-311-1-3, 76-311-3, 76-311-4, 76-311-5; David Langon (applicant); 311 MacArthur Boulevard LLC (property owner).

Attachments: [CC SR 311 MacArthur](#)
 [Approved Plan Exhibits A-Q](#)

Planning Manager, Andrew Mogensen, presented the staff report and answered clarifying questions.

M. Stewart, representative for the applicant spoke.

A motion was made by Commissioner Breslin, seconded by Commissioner Tejada.

The motion passed by the following vote:

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

Absent: 2 - Commissioners Santos, Solis

7. MISCELLANEOUS

None.

8. MEMBERS' COMMENTS

Commissioner Breslin expressed his disappointment with the Bancroft bike lane.

9. STAFF UPDATES/PROJECT STATUS REPORT

Secretary Mogensen announced that the next meeting will be on January 6, 2022. He announced that Keith Cooke, the Engineering and Transportation Director, is retiring at the end of December and that Sheila Marquises, Principal Engineer, will be Acting Engineering and Transportation Director. The City will be closed between December 24, 2021 and January 3, 2022. The Objective Design Standards item, which the Board had considered at the November 4th meeting, is going in front of the City Council on January 4th, 2022.

10. ADJOURN

A motion was made by Commissioner Pon to adjourn the meeting, seconded by Commissioner Mendoza. The meeting was adjourned at 9:42 p.m.