



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, January 6, 2022

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: Vice Chair Pon; Commissioners Breslin, Mendoza, Santos, Solis, Tejada

Absent: Chair Boldt

2. PUBLIC COMMENTS

None.

3. MINUTES

3.A. Minutes of the PC-BZA Meeting on December 2, 2021

Attachments: [12-2-2021 PC-BZA Minutes_draft](#)

A motion was made by Commissioner Tejada, seconded by Commissioner Breslin that the December 2, 2021 Minutes be Received and Filed.

The motion carried by the following vote:

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

Abstention: 2 - Commissioner Santos, Solis

Absent: Chair Boldt

4. CORRESPONDENCE

Secretary Mogensen stated that there was one item of correspondence received regarding Public Hearing item 6.A.

5. ORAL COMMUNICATIONS

None.

6. PUBLIC HEARINGS

6.A

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](#)
[Public Comments](#)
[Amazon San Leandro ZBA Letter 12-17-21](#)

Stephen Maduli-Williams, Economic Development Manager of Amazon, requested continuance of this hearing to the next Planning Commission and Board of Zoning Adjustments meeting on February, 3, 2022 at 7pm.

A motion was made by Commissioner Breslin and seconded by Commissioner Tejada to move Hearing Item 6.A. on tonight's agenda to the next Commission meeting on February 3, 2022 at 7pm.

The motion carried by the following vote:

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

Nays: 1 - Commissioner Mendoza

Absent: Chair Boldt

6.B

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](#)

7. MISCELLANEOUS

None.

8. MEMBERS' COMMENTS

Commissioner Breslin commented on staffs recommendation to City Council regarding the objective standards zoning code update.

9. STAFF UPDATES/PROJECT STATUS REPORT

Secretary Mogensen announced that the City Council approved the objective standards zoning code update at the first reading on Tuesday, 1/4/2022. There will be a second reading on this item.

Secretary Mogensen announced the upcoming Planning Commissioners' Academy, held in person in San Ramon, on 3/16 through 3/18/2022.

10. ADJOURN

Commissioner Solis requested to adjourn in the memory of the recently appointed San Leandro School District's Chair, Christian Rodriguez.

A motion was made by Commissioner Solis to adjourn the meeting in Chair Christian Rodriguez' honor, seconded by Vice Chair Pon. The meeting was adjourned at 7:24pm.