



# 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)*  
*Luis Mendoza, District 2*  
*Michael Santos, District 5*  
*Rick Solis, District 3*  
*Anthony Tejada, District 4*  
*Litha Zuber, District 1*

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Thursday, June 2, 2022

7:00 PM

City Council Chambers

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#### 1. ROLL CALL

Chair Boldt; Vice Chair Pon; Commissioners Mendoza, Santos, Solis, Tejada, Zuber

#### 2. PUBLIC COMMENTS

#### 3. MINUTES

##### 3. A. Draft Minutes of the Meeting of April 21, 2022

Attachments: [4-21-2022 PC-BZA Minutes draft](#)

A motion was made by Commissioner Solis, seconded by Commissioner Santos, that the April 21, 2022 Minutes be Received and Filed.

The motion carried by the following vote:

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

Abstain: 1 - Chair Boldt

##### 3. B. Draft Minutes of the Meeting of May 19, 2022

Attachments: [5-19-2022 PC-BZA Minutes draft](#)

A motion was made by Commissioner Santos, seconded by Commissioner Solis, that the May 19, 2022 Minutes be Received and Filed.

The motion carried by the following vote:

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

Abstain: 1 - Chair Boldt

**4. CORRESPONDENCE**

Secretary Mogensen stated that the Commissioners received a copy of a letter at the beginning of this meeting, in regards to item 6. A. on tonight's agenda.

**5. ORAL COMMUNICATIONS**

None.

**6. PUBLIC HEARINGS**

- 6. A.** PLNs 21-0020, 21-0021, 22-0008; Consideration of a Development Agreement, Planned Development Project, and Site Plan Review for the private elements of the Monarch Bay Shoreline Development - a public-private partnership between the City of San Leandro (City) and Monarch Bay LLC (Developer) that includes a 285-unit multi-family apartment complex, 144 single-family homes, 62 townhomes, a hotel with attached restaurant, a restaurant/banquet facility, a market/café, and related site improvements. The Monarch Bay Shoreline area is bounded by Marina Blvd to the north, the San Francisco Bay to the west, and Fairway Drive to the south. Assessor's Parcel Numbers: 080G 0900 001 08, 080G 0900 004 01, 079A 0475 009 04, 079A 0590 001 05, 079A 0590 001 07, 079A 0590 002 00, 079A 0590 003 00, and 079A 0590 004 00; Monarch Bay LLC (applicant) and City of San Leandro (owner)

**Attachments:**    [Att 1 - Shoreline Project Summaries](#)  
[Att 2 - Public Private Partnership Summary](#)  
[Att 3 - Inclusionary Housing Plan](#)  
[Att 4 - Preliminary Bike and Ped Exhibit](#)  
[Att 5 - Preliminary Maintenance Exhibit](#)  
[Att 6 - Preliminary Sea Level Rise Exhibit](#)  
[Att 7 - Shoreline Environmental Review Overview](#)

- 6. B.** Resolution No. 2022-003 Recommending that the City Council adopt an Addendum to the San Leandro Shoreline Development Project EIR (SCH # 2013072011) and approve a Development Agreement, Planned Development Project, and Site Plan Review (PLNs 21-0020, 21-0021, 22-0008) for the private elements of the Monarch Bay Shoreline Development, including a new 210-room hotel with an attached restaurant, a detached 16,024 square foot two-story restaurant/banquet facility, a 2,500 square foot market/café, a 285-unit multi-family apartment complex, development of 144 detached single-family homes, 62 townhomes, and related parking and site improvements (PLNs 21-0020, 21-0021, 22-0008). Assessor's Parcel Numbers: 080G 0900 001 08, 080G 0900 004 01, 079A 0475 009 04, 079A 0590 001 05,

079A 0590 001 07, 079A 0590 002 00, 079A 0590 003 00, and 079A 0590 004 00; Monarch Bay LLC (applicant) and City of San Leandro (owner)

**Attachments:**     [Exhibit A Recommended Findings of Fact](#)  
                              [Exhibit B Third Shoreline CEQA Addendum](#)  
                              [Exhibit C Shoreline Development Agreement](#)  
                              [Exhibit D Hotel, Restaurant and Market Plans](#)  
                              [Exhibit E Multi-Family Plans](#)  
                              [Exhibit F Single-Family and Townhome Plans](#)  
                              [Exhibit G Shoreline Entitlements Recommended COAs](#)

Chair Boldt recused himself because his residence is located within 500 feet of this project. Vice Chair Pon resided over this item.

Principal Planner, Avalon Schultz, presented the staff report and answered clarifying questions. Scott Cooper from Cal-Coast answered clarifying questions.

A motion was made by Commissioner Zuber, seconded by Commissioner Solis, to approve the resolution with the addition of the articulation of the windows' setback to be recessed and for the fence to consist of low-planter walls or glass rails.

The motion passed by the following vote:

**Ayes: 5 - Vice Chair Pon; Commissioners Santos, Solis, Tejada, Zuber**

**Nayes: 1 - Commissioner Mendoza**

**Abstain: 1 - Chair Boldt**

**6. C.**

PLN20-0044; Consideration of a Conditional Use Permit, Site Plan Review Permit and a Height Exception to demolish the existing one-story industrial warehouse and construct a two-story, 47'-6" tall, 221,495 square-foot industrial warehouse comprising 4,200 square feet of office space on the ground floor and 3,400 square feet of office space on the second floor and associated site, circulation, parking, and landscaping improvements on a 9.8-acre site located at 1919 Williams Street. Zoning District: IG; Alameda County Assessor's Parcel Numbers (APNs): 77A-700-9-6 and 79A-332-2-9; Applicant: Tyneise Beyer, HPA Architecture. Property Owner: Duke Realty 1919 Williams LP.

**Attachments:**     [1. Vicinity Map](#)  
                              [2. Applicant Statement](#)  
                              [3. Plans Exhibits](#)  
                              [4. Colored Elevation](#)  
                              [5. Material Board](#)  
                              [6. Historic Resource Evaluation](#)  
                              [7. Appendix TRA](#)

Planning Manager, Andrew Mogensen, presented the staff report and answered clarifying questions.  
Janet Galvez, VP, Leasing & Development, Duke Realty, presented and answered clarifying questions.  
Jason Bernstein, Director, Development Services, Duke Realty, presented and answered clarifying questions.  
Tyneise Beyer, HPA, Inc. answered clarifying questions.

The following people spoke:

Jose Mora  
Gene Jones  
Juan Estrada  
Sergio Chaves  
Corey DeForest  
Eric Rivers  
Tim Knight

**6. D.**                      RESOLUTION 2022-004 of the Board of Zoning Adjustments Certifying an Environmental Impact Report and Adopting California Environmental Quality Act (CEQA) Findings on Impacts and Mitigation Measures for the Proposed Project, Alternatives Findings, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program for PLN20-0044 Located at 1919 Williams Street.

**Attachments:**     [RESO CEQA Exhibit A Draft EIR 1919 Williams](#)  
                              [RESO CEQA Exhibit B Final EIR 1919 Williams](#)  
                              [RESO CEQA Exhibit C MMRP](#)  
                              [RESO CEQA Exhibit D Findings Signif Impacts Mitigations](#)  
                              [RESO CEQA Exhibit E Statement of Overriding Consideration](#)  
                              [RESO CEQA Exhibit F Findings Infeasibility of Alternatives](#)

A motion was made by Vice Chair Pon and seconded by Commissioner Solis.

The motion carried by the following vote:

Ayes: 7 - Chair Boldt,; Vice Chair Pon; Commissioners Mendoza, Santos, Solis, Tejada, Zuber

**6. E.**                      RESOLUTION 2022-005 of the Board of Zoning Adjustments approving

a Conditional Use Permit, Site Plan Review Permit and Height Exception for 1919 Williams Street.

**Attachments:**     [Exhibit A Recommended Findings of Fact](#)  
                                 [Exhibit B Recommended Conditions of Approval](#)

A motion was made by Commissioner Santos and seconded by Commissioner Mendoza.

The motion carried by the following vote:

Ayes: 6 - Chair Boldt,; Vice Chair Pon; Commissioners Mendoza, Santos, Solis, Zuber

Abstain: 1 - Commissioner Tejada

## 7. MISCELLANEOUS

None.

## 8. MEMBERS' COMMENTS

None.

## 9. STAFF UPDATES/PROJECT STATUS REPORT

Secretary Mogensen encouraged all commissioners to sign up for a free training opportunity through the Institute of Local Governments in San Francisco in October. Secretary Mogensen welcomed the new commissioner, Litha Zuber. He assured the Board that there will be a meeting on July 7, 2022.

## 10. ADJOURN

A motion was made by Commissioner Santos to adjourn, seconded by Commissioner Solis.

The meeting was adjourned at 10:04 P.M.