



City of San Leandro

City Hall
835 East 14th Street
San Leandro, California

Draft Minutes

Planning Commission and Board of Zoning Adjustments

Thursday, May 7, 2026

7:00 PM

City Council Chambers

**1. CALL TO ORDER
PLEDGE OF ALLEGIANCE
ROLL CALL**

Present 5 - Luis Mendoza, Jennifer Nay, Robert Rich, Anthony Tejada, and Litha Zuber

Absent 2 - Rick Solis, and Vamsi Tabjulu

2. ANNOUNCEMENTS

None

3. CONSENT CALENDAR

3.A [26-218](#) Draft Minutes of the Meeting of March 5, 2026.

Attachments: [03-05-2026 PC-BZA Minutes Draft](#)

A motion was made by Commissioner Rich and Seconded by Vice Chair Mendoza.

The motion carried the following vote:

Aye: 5 - Luis Mendoza, Jennifer Nay, Robert Rich, Anthony Tejada, Litha Zuber

Absent: 2 - Rick Solis, Vamsi Tabjulu

4. CITY STAFF REPORTS AND ANNOUNCEMENTS

None

5. PUBLIC COMMENTS

None

6. PUBLIC HEARINGS

6.A [26-214](#) ZCA26-001; Consideration of a Resolution Recommending the City Council Amend the Zoning Code to Modify Parking Regulations and Establish Transportation Demand Management (TDM) Regulations.

Attachments: [Attachment 1 - PC Resolution No 2026-XX](#)
[Exhibit A - Chapter 4.08 Off Street Parking and Loading](#)
[Exhibit B - Chapter 4.10 Transportation Demand Management](#)
[Attachment 2 - Amendments to Chapter 4.08 \(Redline-Strikethrough Version\)](#)
[Attachment 3 - Parking and TDM Study](#)
[Attachment 4 - General Plan Goals and Policies](#)

Associate Planner, Lourdes Juarez, Brian Canepa, of W Trans, and Alex Mercuri of Nelson\Nygaard presented and answered clarifying questions.

There were no speakers from the public on this item.

A motion was made by Commissioner Zuber, and Seconded by Commissioner Rich to Adopt a Resolution Recommending the City Council Amend the Zoning Code to Modify Parking Regulations and Establish Transportation Demand Management (TDM) Regulations with the following additions:

- 1) Amend the heading of Section 4.10.3 to include “renovations”
- 2) Define “renovations” in Chapter 4.10
- 3) Include bicycle repair station to the list of mandatory TDM strategies
- 4) Provide more detail to the flexible work arrangements TDM strategy
- 5) Include EV-supportive amenities as an Optional TDM strategy

The motion carried the following vote:

Aye: 5 - Luis Mendoza, Jennifer Nay, Robert Rich, Anthony Tejada, Litha Zuber

Absent: 2 - Rick Solis, Vamsi Tabjulu

7. PRESENTATIONS

Katie Bowman, Economic Development Manager, Dhez Woodworth, Economic Development Specialist and Lars Halle, Economic Development Specialist, delivered an informational presentation on the City's Innovation and Retail Action Plans.

8. COMMISSION REPORTS AND ANNOUNCEMENTS

Secretary Li provided the Commission with a status update on the 2025 Housing Element Annual Progress Report and the Development Activity Map and Table.

9. ADJOURN

The meeting was Adjourned at 9:35 PM.

RESPECTFULLY SUBMITTED:

Wayland Li, AICP, Secretary

