

Table of Contents

Table of Contents	2-i
2 Project Description	2-1
2.1 Project Applicant.....	2-1
2.2 Lead Agency Contact Person.....	2-1
2.3 Project Location	2-1
2.4 Existing Site Characteristics	2-4
2.4.1 Site History and Existing Conditions	2-4
2.4.2 General Plan Designation	2-4
2.4.3 Zoning	2-4
2.4.4 Surrounding Land Uses	2-5
2.5 Project Description.....	2-5
2.5.1 Construction and Grading.....	2-9
2.5.2 Green Building Features	2-9
2.6 Project Objectives	2-9
2.7 Required Approvals.....	2-9

Figures

Figure 2-1	Regional Location	2-2
Figure 2-2	Project Site Location	2-3
Figure 2-3	Proposed Site Plan	2-7
Figure 2-4	Proposed Building Elevations	2-8

2 Project Description

This section describes the proposed project, including the project applicant, the project site and surrounding land uses, major project characteristics, project objectives, and discretionary actions needed for approval.

2.1 Project Applicant

Jason Bernstein
Duke Realty
1904 Franklin Street, 8th Floor
Oakland, California 94612

2.2 Lead Agency Contact Person

Anne Wong, AICP, Associate Planner
City of San Leandro
835 East 14th Street
San Leandro, California 94577
(510) 577-3458

2.3 Project Location

The project site is located at the southwestern corner of Merced Street and Williams Street in the City of San Leandro (City) in California's Alameda County. The project site is located in an urban area. The project site address is 1919 Williams Street, San Leandro, California 94577. The project site corresponds with Assessor Parcel Numbers 77A-700-9-6 and 79A-332-2-9. Assessor's Parcel Number 77A-700-9-6 encompasses the developed portion of the project site and surface parking along the western and southern perimeter of the site. Assessor's Parcel Number 79A-332-2-9 is an undeveloped, vegetated parcel that abuts length of the southern border of Parcel 77A-700-9-6.

Regional access to the site is provided via Interstate 880 (I-880). Local access to the site is via Williams Street and Merced Street. Figure 2-1 shows the regional location of the project site and Figure 2-2 shows an aerial image of the project site in its neighborhood context.

Figure 2-1 Regional Location

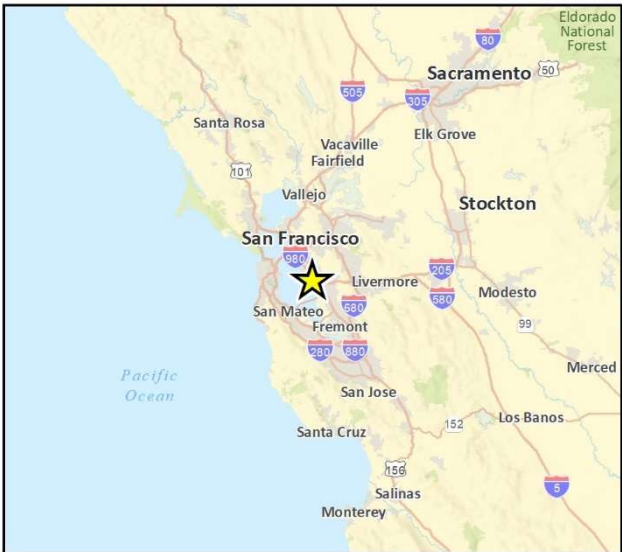
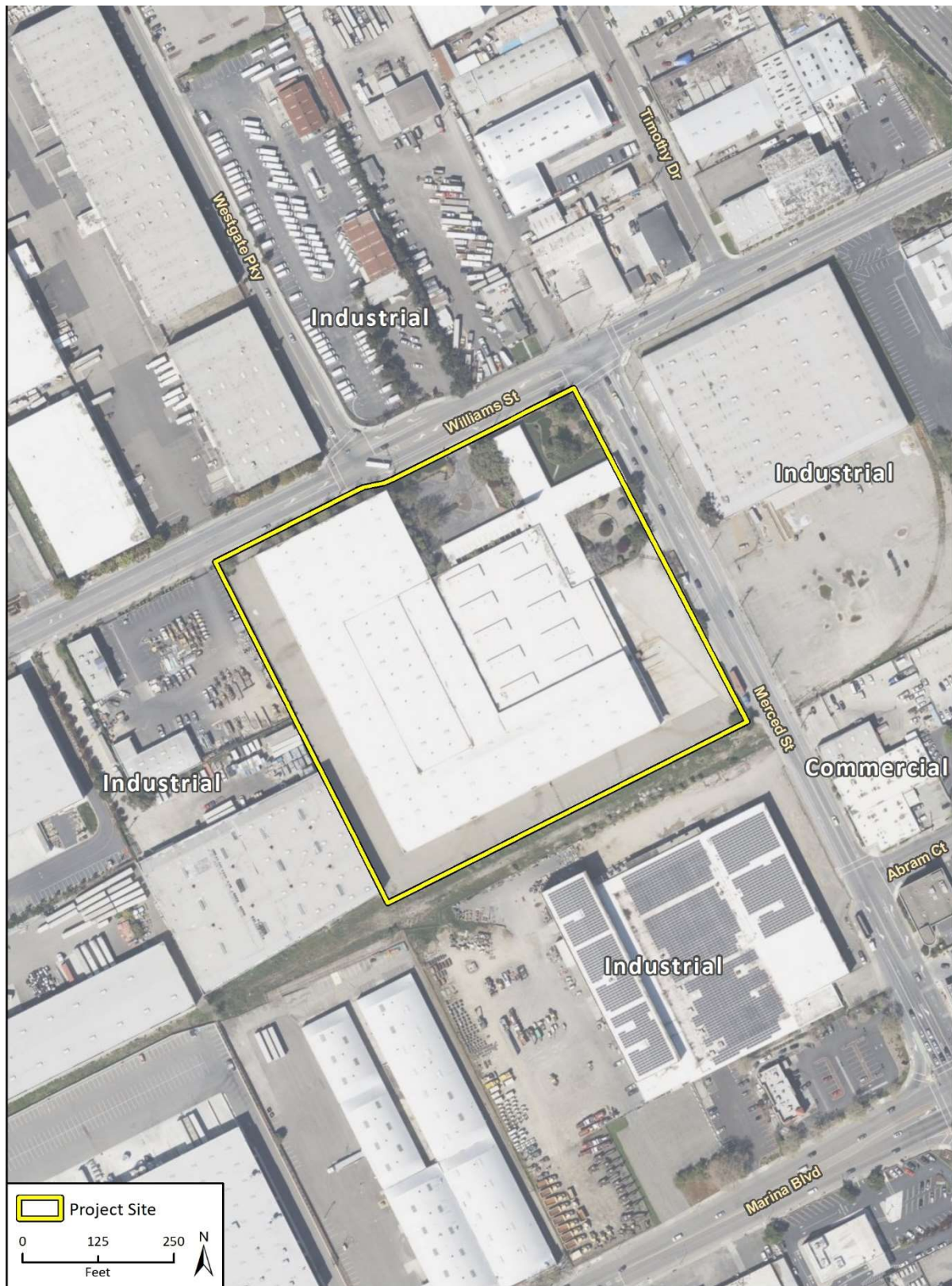


Figure 2-2 Project Site Location



Imagery provided by Microsoft Bing and its licensors © 2021.

Fig 2 Project Site

2.4 Existing Site Characteristics

2.4.1 Site History and Existing Conditions

In 1952, the original one-story 1919 Williams Street building was constructed with two connected uses: an office and a warehouse. In 1963, 1982, and 1985 respectively, additional sections were built to expand the footprint of the warehouse use of the building. The project site is fully developed and is primarily developed with the office and warehouse mixed-use building.

The project site is approximately 9.8 acres (426,747 square feet). The existing building has a footprint of 236,294 square feet and comprises approximately 53 percent of the project site. On the eastern side of the project site is an existing truck loading dock site. A paved parking lot serving the office use of the building with 24 parking stalls occupies the northern portion of the site. A second parking lot with 112 additional parking stalls runs along the southern and western borders of the project site. The southernmost portion of the site is a strip of unpaved, undeveloped vegetated land.

The existing building was found to be qualified for listing in the California Register of Historical Events because it possesses significance under Criterion 3 (Architecture) and retains integrity as defined by the California Office of Historic Preservation (see Section 4.1, *Cultural Resources and Tribal Cultural Resources*, for more details).

2.4.2 General Plan Designation

The project's General Plan land use designation is General Industrial. The City of San Leandro's General Plan Land Use element states that General Industrial areas may contain a wide range of manufacturing, transportation, food and beverage processing, technology, warehousing, vehicle storage, office-flex, and distribution uses. A limited range of commercial uses is also permitted in areas designated for General Industrial land use.

2.4.3 Zoning

The site is zoned as an Industrial General District. According to the San Leandro Zoning Code, areas zoned as Industrial General Districts are allowed to contain the following uses: accessory uses, other than entertainment events, when in conjunction with a permitted use; adult-oriented business; emergency and non-emergency ambulance services; artists' studios; automobile parts sales; building materials and services; business services; business and trade schools; catering services; communications facilities; emergency health care; equipment sales; retail financial institutions; general and limited food processing; government offices; health and fitness centers; home improvement and interior decoration; custom, general, limited, and research and development industry; laboratories; maintenance and repair services; marine sales and services; medical supply stores; nurseries; offices, business and professional; parcel processing and shipping centers; pre-existing residential uses; big box retail sales; telecommunications, architecturally-integrated antennas and/or co-locations on existing tower structures; minor utilities; new vehicle/heavy equipment dealers; and storage and wholesale/retail distribution warehouse.

2.4.4 Surrounding Land Uses

Industrial uses surround the project site to the north, east, and west. Industrial Transition and Commercial uses are located south of the project site.

The project site is approximately two miles southwest of the San Leandro Creek and approximately one mile northeast of the Oyster Bay Regional Shoreline bordering the San Francisco Bay.

2.5 Project Description

The proposed project would involve demolition of the existing one-story office and warehouse mixed-use building and associated surface parking. After demolition, the project would involve the construction of a two-story 220,495 square-foot industrial warehouse and associated site improvements and landscaping.

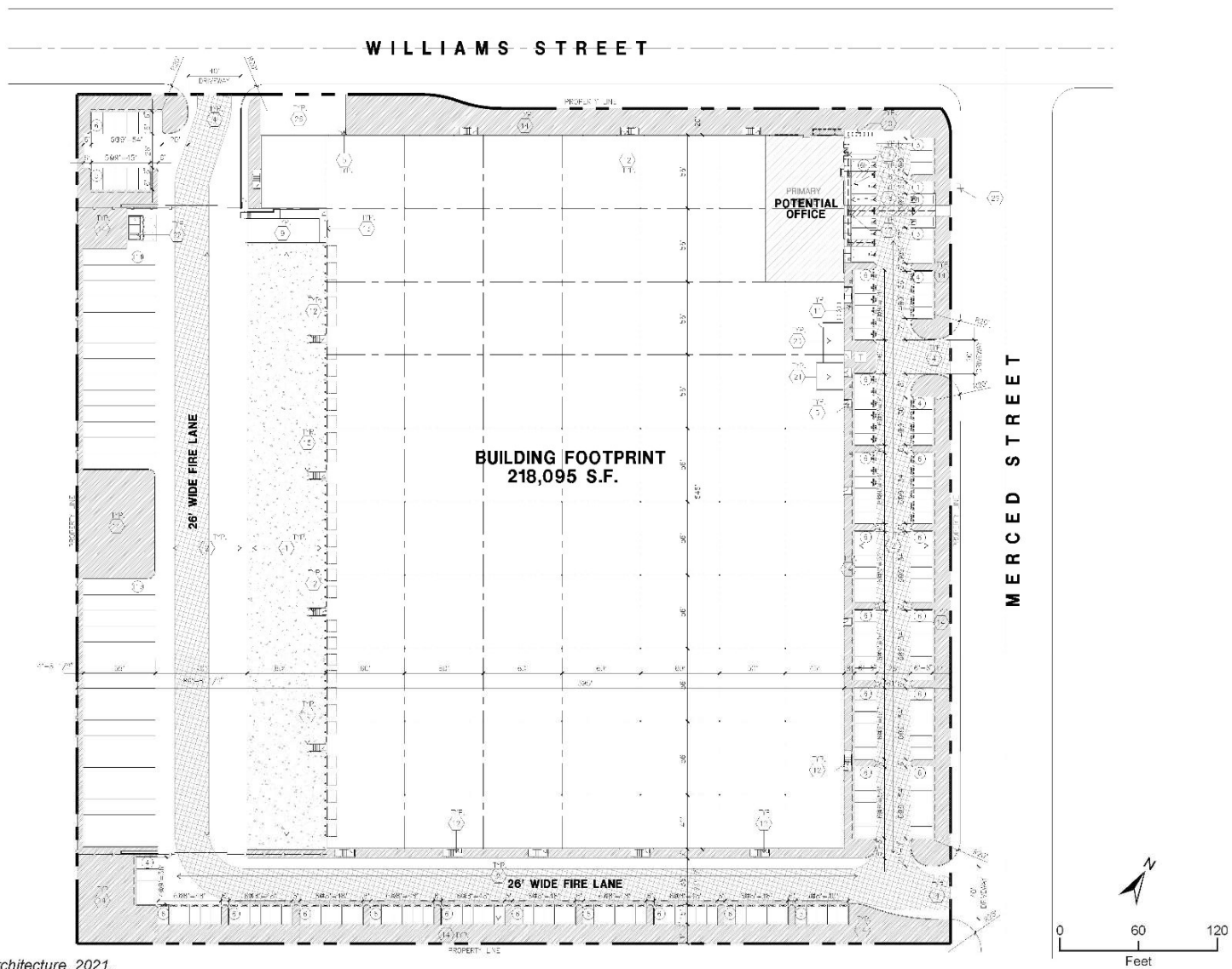
The proposed warehouse structure would have a height of 50 feet and include 6,000 square feet of ground floor office space and 2,400 square feet of office space on the second floor along with 212,095 square feet of warehouse space. The project would include the construction of 31 dock high loading doors¹ on the western portion of the proposed project and surface parking would be located along the western, southern, and eastern perimeter. Surface parking for the proposed project would include 73 standard parking stalls, 59 compact parking stalls, five accessible standard stalls, one accessible van stall, one accessible standard electric vehicle stall, 15 electric vehicle charging stations, and 14 clean air/vanpool stalls. Table 2-1 provides a summary of the proposed project and Figure 2-3 shows the proposed site plan. The proposed structure would maintain approximately the same height on all sides of the building. Its exterior would be characterized by exposed brick, galvanized steel metal-plate-siding, grey paint, and blue glazed windows. Figure 2-4 shows a colored rendering of the proposed structure.

¹ Dock high loading refers to an overhead door that is approximately four feet above the ground level, allowing convenient access to load and unload shipping containers to and from a warehouse space (Eric Hughes n.d.).

Table 2-1 Project Summary

Project Component	Area or Unit
Building Area	
Office – 1 st Floor	6,00 sf
Office – 2 nd Floor	2,400 sf
Warehouse	212,095 sf
Building Footprint	220,495 sf
Parking Stalls	
Standard	73 stalls
Compact	59 stalls
Accessible Standard	5 stalls
Accessible Van	1 stall
Accessible Standard EV	1 stall
Accessible Van EV	1 stall
Electric Vehicle Charging	15 stalls
Clean Air/Vanpool	14 stalls
Total Stalls	169 stalls
Landscaping	
Landscape area	31,116 sf
Total Area	426,891 sf (9.8 acres)

Figure 2-3 Proposed Site Plan



Source: HPA Architecture, 2021.

Figure 2-4 Proposed Building Elevations



CONCEPTUAL ELEVATIONS 36' CLEAR
1919 WILLIAMS STREET
SAN LEANDRO, CALIFORNIA



2.5.1 Construction and Grading

The existing structure would be demolished over one month. Project construction would be expected to occur over approximately 11 months from April 2022 to March 2023, in one continuous phase. Construction of the project site would include excavation and fill of soil during grading. The total amount of excavated (cut) soil would be 14,500 cubic yards and the total amount of cut soil that would be used as fill would be 14,500 cubic yards. Proposed construction would include construction equipment typical of a warehouse demolition and construction project.

2.5.2 Green Building Features

The proposed project would be LEED certified and would include green building features including LED lighting and low-flow fixtures inside the building. The building would have water-efficient irrigation via drip lines. Xeriscaping² and drought-resistant native species would be included as landscaping features. The project's parking lot would incorporate conduits for future electric vehicle charging stations and clean air/vanpool spaces.

2.6 Project Objectives

The applicant has the following objectives for the project:

- Achieve economic benefit from the site.
- Create a modern warehouse that contributes to the aesthetics of the project site.
- Facilitate the evolution of a transforming industrial workplace.
- Create a new efficient and updated warehouse.
- Encourage productive use of the City's industrial land
- Maintain and protect the City's inventory of larger-scale industrial sites with easy access to freeways, rails, airports, and seaports.
- Support and retain existing industrial uses and employment in the industrial sector.

2.7 Required Approvals

The following permits and approvals are required from the City of San Leandro prior to the construction of the proposed project:

- Conditional Use Permit
- Site Plan Review

² Xeriscaping is a landscaping method developed especially for arid and semiarid climates that utilizes water-conserving techniques (such as the use of drought-tolerant plants, mulch, and efficient irrigation) (Merriam-Webster).

This page intentionally left blank.