



May 8, 2017

Chevron Station
2180 Orchard Ave.
San Leandro, CA 94577



Project Scope and Summary

The proposal is to allow beer and wine sales for off-site consumption from the existing Chevron station convenience store at 2180 Orchard Ave.

The station is located at the northeast corner of Orchard Ave. and Marina Boulevard and encompasses an area of approximately 14,193 square feet (0.33 acres). The site contains an existing two story building with a convenience store of approximately 3,964 sq. ft. There is also an existing canopy with 4 self-service fueling pumps. The site contains 8 parking spaces (1 accessible space) as well as parking at the fueling pumps. All accessibility requirements have been met at the site.

The hours of operation, as dictated by the previous Conditions of Approval are as follows: The convenience store shall close to public access (inside the store) between the hours of 10:00 pm and 6:00 am. Sales to customers between 10:00 pm and 6:00 am shall be through the transaction drawer. The sale of gasoline will remain on a schedule of 5:00 am to midnight, Monday – Friday; 6:00 am – 11:00 pm on Saturday and 7:00 am – 10:00 pm on Sunday. A minimum of 2 employees will be working during the hours the c-store is open to the public.

The owner (Arash Salkhi) operates several convenience stores that sell beer & wine. He has worked closely with the Police Departments in these cities to develop a successful model for selling these products. Arash has never had any problems or complaints against his other operations.

The site has plenty of good lighting and will be monitored constantly by employees to make sure there will be no loitering, littering or consumption on site or the immediate area. This area is not saturated with other liquor stores and will offer a valuable service to those who seek to purchase this product responsibly.