

Calder, Allan

From: pmwood54@yahoo.com
Sent: Thursday, June 6, 2019 12:02 PM
To: Calder, Allan
Subject: 268 Parrott St. Project

I am the owner of 274 Parrott St. My family bought this property in 1972. We also owned other properties in this area. Just in the past 5 years or so the parking on Parrott st, Hays st, West Juana etc. has been full. I can't remember be able to park during the day in front of my apartments. Hays st is the same. I've noticed a lot of Safeway employees park there. And I'm sure other employees from the shopping center park on the side streets also. I see the parking study was done in 2013. The parking situation is much worse now. Since I've been renting apartments in this area for the past 40 plus years it's rare to have a tenant without a car. I would like to see this project provide more onsite parking. Visitor parking should also be provided. With these units being up to 1300 sq ft there will be at least 2 or more occupants. To assume that each unit will only have one car is ridiculous. I'm hoping the developer can provide more onsite parking. Also I would like to be notified when work on the property is being done. This past month a crew showed up and started cutting the 14 foot hedge between our properties. I had no knowledge this was being done. That hedge has been there 40 years so you can imagine I was very upset and my tenants are still upset. People now can cut through the property to get to West Juana. I assume the developer is putting up the Wall as soon as possible. Thank you. I am out of town so unable to be at the meeting. Patricia Wood

Sent from my iPhone



REVIEW OF AGENCY PLANNING APPLICATION

THIS IS NOT A PROPOSAL TO PROVIDE WATER SERVICES

The technical data supplied herein is based on preliminary information, is subject to revision and is to be used for planning purpose ONLY

DATE: 06/06/2019	EBMUD MAP(S): 1521B448	EBMUD FILE:S-10803
AGENCY: City of San Leandro Community Development Department Attn: Allan Calder 835 East 14th Street SAN LEANDRO, CA 94577	AGENCY FILE: PLN18-0045	FILE TYPE: Development Plan
APPLICANT: David Langon 3189 Danville Blvd, Ste 245 Alamo, CA 94507		OWNER: Same as applicant

DEVELOPMENT DATA

ADDRESS/LOCATION: 268 Parrott Street, 1595 Washington Avenue City:SAN LEANDRO Zip Code: 94577	
ZONING:DA-1 PREVIOUS LAND USE: Vacant parcel	
DESCRIPTION: New mixed-use development including 26-residential units, ground floor commercial and parking	TOTAL ACREAGE:0.44 ac.
TYPE OF DEVELOPMENT: Multi Family Residential:26 Units	

WATER SERVICES DATA

PROPERTY: in EBMUD	ELEVATION RANGES OF STREETS: 51-52	ELEVATION RANGE OF PROPERTY TO BE DEVELOPED: 51-52
All of development may be served from existing main(s) Location of Main(s):Washington Avenue, Parrott Street		None from main extension(s) Location of Existing Main(s):
PRESSURE ZONE	SERVICE ELEVATION RANGE	PRESSURE ZONE SERVICE ELEVATION RANGE
G0A7	0-100	

COMMENTS

Effective January 1, 2018, water service for new multiunit structures shall be individually metered or sub-metered in compliance with State Senate Bill 7 (SB-7). SB-7 encourages conservation of water in multifamily residential and mixed use multi-family and commercial buildings through metering infrastructure for each dwelling unit, including appropriate water billing safeguards for both tenants and landlords. EBMUD water services shall be conditioned for all development projects that are subject to SB-7 requirements and will be released only after the project sponsor has satisfied all requirements and provided evidence of conformance with SB-7.

When the development plans are finalized, the project sponsor should contact EBMUD's New Business Office and request a water service estimate to determine the costs and conditions of providing water service to the development. Engineering and installation of water mains and meters requires substantial lead time, which should be provided for in the project sponsor's development schedule. No water meters are allowed to be located in driveways. The project sponsor should be aware that Section 31 of EBMUD's Water Service Regulations requires that water service shall not be furnished for new or expanded service unless all the applicable water-efficiency measures described in the regulation are installed at the project sponsor's expense. Due to EBMUD's limited water supply, all customers should plan for shortages in time of drought.

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CHARGES & OTHER REQUIREMENTS FOR SERVICE:
Contact the EBMUD New Business Office at (510)287-1008.


Jennifer L. McGregor, Senior Civil Engineer; DATE
WATER SERVICE PLANNING SECTION