

RSHA
ARCHITECTURE
and planning
RS HERMAN
ARCHITECTS
 1725 GARDENA AVENUE
 GLENDALE, CA 91204
 Ph No. (323) 465-7066
 Fax No. (323) 465-8066
 www.rsharch.com

SEAL
 CONSULTANT

PACIFIC SPICE CATERING
 110 SAN LEANDRO BLVD.
 SAN LEANDRO, CA.94577

EXISTING
 SITE PLAN

PLAN CHECK NUMBER:	20-511
PROJECT NUMBER:	R.F.
DRAWN BY:	R.F.
CHECKED BY:	R.F.
ISSUE FOR:	APPROVAL

SHEET
SP1.0

PROJECT DATA

JOB SITE ADDRESS
 110 SAN LEANDRO BLVD.
 SAN LEANDRO CA.94577

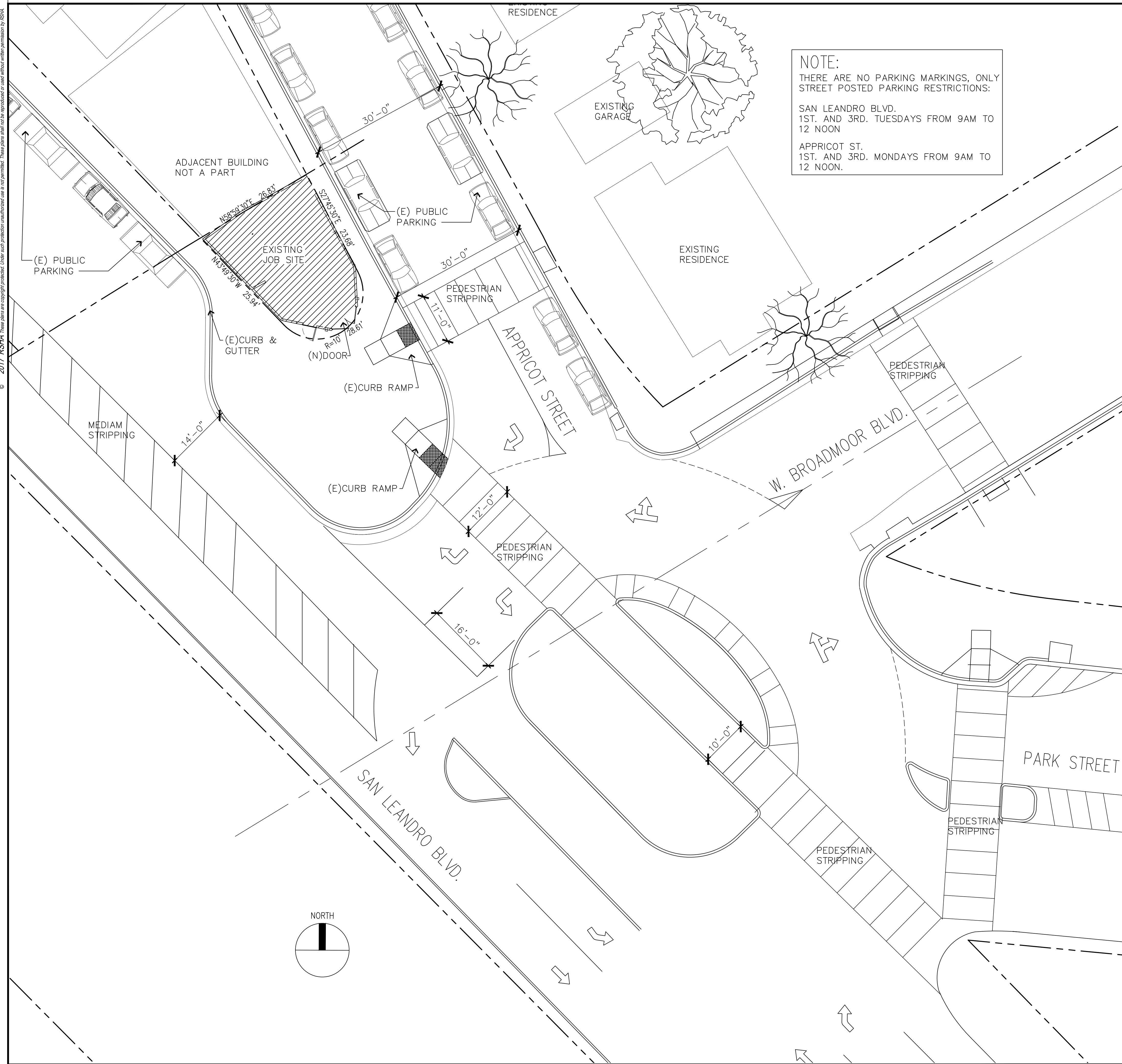
LEGAL: ALAMEDAD COUNTY- FRANKLING SUBDIVISION
 APN: 075-0223--001-00
 APN-TAX ID: 75-223-1
 ZONING: C-2
 CONST. TYPE: V-B NON-SPRINKLERED
 OCC. GROUP: B
 USE: COMMERCIAL
 BUILDING HEIGHT: 12'-6" ± (E)
 NUMBER OF STORIES: ONE

LOT AREA: 706.46 SQ. FT.
 FAR: -
 BUILDING SQUARE FOOTAGES:
 EXISTING BUILDING SHELL: 656 SQ. FT. ±
 PROPOSED BUILDING SHELL: 656 SQ. FT. ±

SCOPE OF WORK SUMMARY:

- A. THE SITE IS LOCATED AT 110 SAN LEANDRO BLVD. AT INTERSECTION WITH APPRICOT ST. THE OVERLAY AREA LOCATED AT CITY OF SAN LEANDRO IS GOING WITH A REHABILITATION PROGRAM (2017-18) WHICH INCLUDES BROADMOOR, SAN LEANDRO BLVD. AND ADJACENT SURROUNDING AREAS.
- B. THE EXISTING STRUCTURE IS A SINGLE STORY 656 SQ. FT. BUILDING WHICH WILL BE INTERIOR REMODELED TO ACOMODATE A KITCHEN FOR CATERING.
- C. EXTERIOR OF BUILDING WILL REMAIN, EXCEPT FOR A 7'-3"W X 6'-10"H GATE REQUIRED FOR RECYCLE AND REFUSE PICK UP.
- D. THE HOURS OF OPERATION WILL BE FROM MONDAY THRU SUNDAY FROM 10.00 AM TO 9.00 PM- TOTAL STAFF WILL EQUAL 4 WITH NO MORE THAN 2-3 EMPLOYEES BEING ONSITE AT ANY GIVEN SHIFT.

NOTE:
 THERE ARE NO PARKING MARKINGS, ONLY STREET POSTED PARKING RESTRICTIONS:
 SAN LEANDRO BLVD.
 1ST. AND 3RD. TUESDAYS FROM 9AM TO 12 NOON
 APPRICOT ST.
 1ST. AND 3RD. MONDAYS FROM 9AM TO 12 NOON.



EXISTING SITE PLAN SCALE= 3/32"=1'-0"

© 2017 RSHA. These plans are copyright protected. Under such protection manufactured use is prohibited. These plans shall not be reproduced or used without written permission by RSHA.

border-lat saved: Mon/2/2021 11:05 AM by: RafaelFernandez

SCOPE OF WORK SUMMARY:

- A. THE SITE IS LOCATED AT 110 SAN LEANDRO BLVD. AT INTERSECTION WITH APPRICOT ST. THE OVERLAY AREA LOCATED AT CITY OF SAN LEANDRO IS GOING WITH A REHABILITATION PROGRAM (2017-18) WHICH INCLUDES BROADMOOR, SAN LEANDRO BLVD. AND ADJACENT SURROUNDING AREAS.
- B. THE EXISTING STRUCTURE IS A SINGLE STORY 656 SQ. FT. BUILDING WHICH WILL BE INTERIOR REMODELED TO ACCOMMODATE KITCHEN FOR CATERING.
- C. EXTERIOR OF BUILDING WILL REMAIN, EXCEPT FOR A 7'-3"W X 6'-10"H GATE REQUIRED FOR RECYCLE AND REFUSE PICK UP.
- D. THE HOURS OF OPERATION WILL BE FROM MONDAY THRU SUNDAY FROM 10.00 AM TO 9.00 PM- TOTAL STAFF WILL EQUAL 4 WITH NO MORE THAN 2-3 EMPLOYEES BEING ON SITE AT ANY GIVEN SHIFT.
- E. PROVIDE FIRE EXTINGUISHERS PER BUILDING/FIRE DEPT. REQUIREMENTS
- F. PROVIDE DOOR HARDWARE PER BUILDING DEPT. REQUIREMENTS
- G. PROVIDE A KNOX BOX FOR FIRE DEPT. ACCESS.
- H. THE BUILDING SHALL HAVE A VISIBLE ADDRESS OF CONTRASTING COLOR.
- I. A DEFERRED SUBMITTAL FOR THE HOOD AND THE DUCT UL300 ANSUL SYSTEM WILL BE PROVIDED

Executive Summary:

The following document and accompanying architectural plans are provided to the City of San Leandro, Planning department as part of the formal parking exception application process for the property: 110 San Leandro Blvd, San Leandro, CA, 94577.

Property Purchase & Context:

An offer to purchase the property has been made by Mr. Yohan Sharma (prospective owner) and accepted by Skyy Properties, LLC (property owner). The parking exception process is being undertaken as part of the purchase due diligence and is a fundamental aspect related to the prospective owner being able to utilize the property for purposes intended under the property's current zoning (community commercial). In consultative conversations with the City of San Leandro - Planning, Mr. Richard Herman of Herman Architects has shared the concept of developing the property into a small-scale commercial kitchen.

Commercial Kitchen - Operation plan:

'Pacific Spice' (the proposed business) is a Fiji Indian catering company that serves the local communities of San Leandro, Oakland and Hayward. Pacific Spice offers locally sourced, organic food options with a pacific island twist as well as traditional indian standbys. The service offerings are quite a change relative to the existing indian catering market which is quite stagnant, and includes; Keto, Paleo and child friendly options. Pacific Spice will primarily cater for:

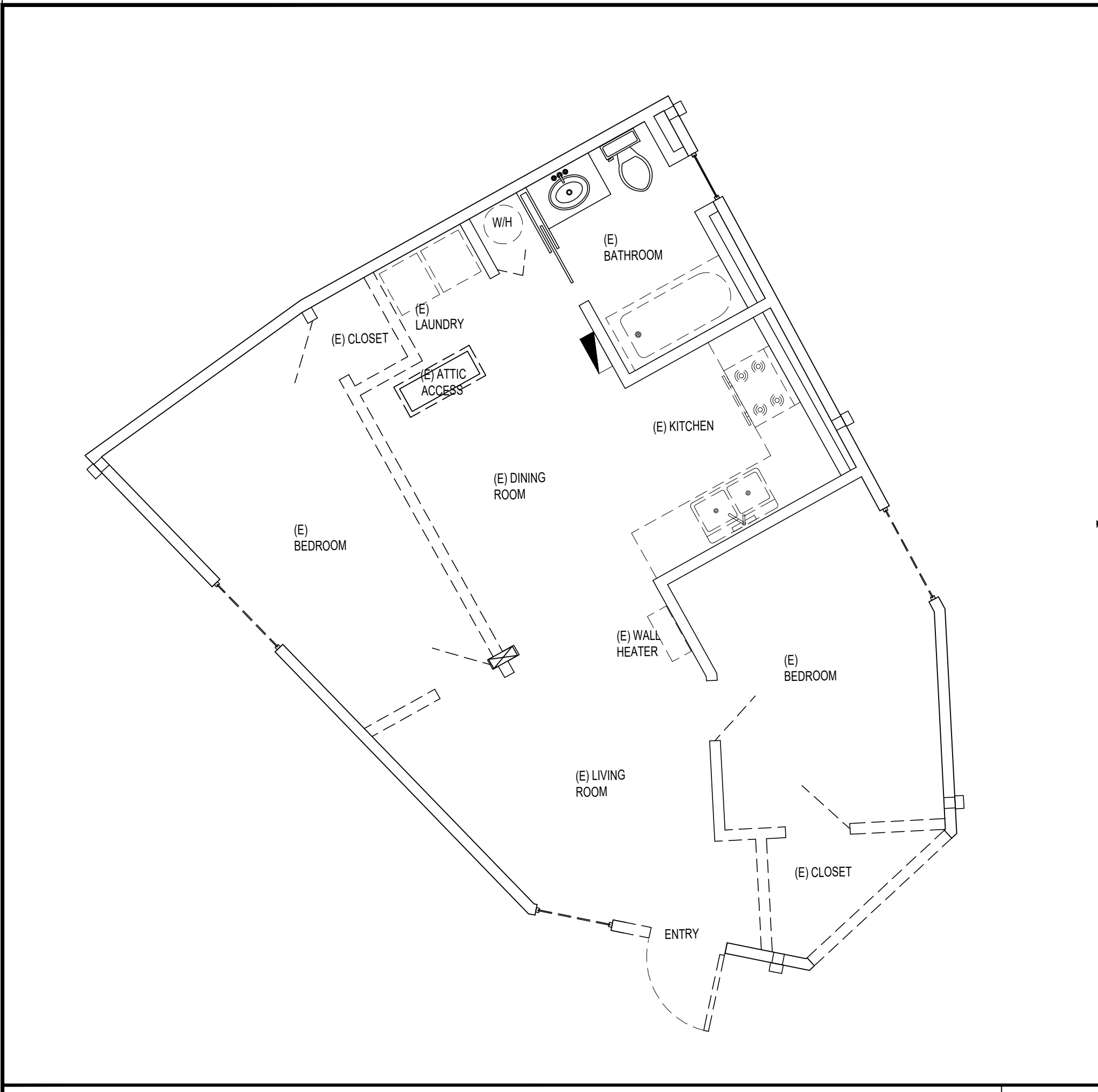
- Local businesses – lunches, employee events, corporate dinners
- Family events – birthdays, religious holidays, weddings
- Local sporting initiatives – providing healthy lunch options for teams who play weekend sport such as within the Northern California Cricket Association (NCCA) & Northern California Rugby Football Union (NCRFU)

Difficulty or Undue Hardship:

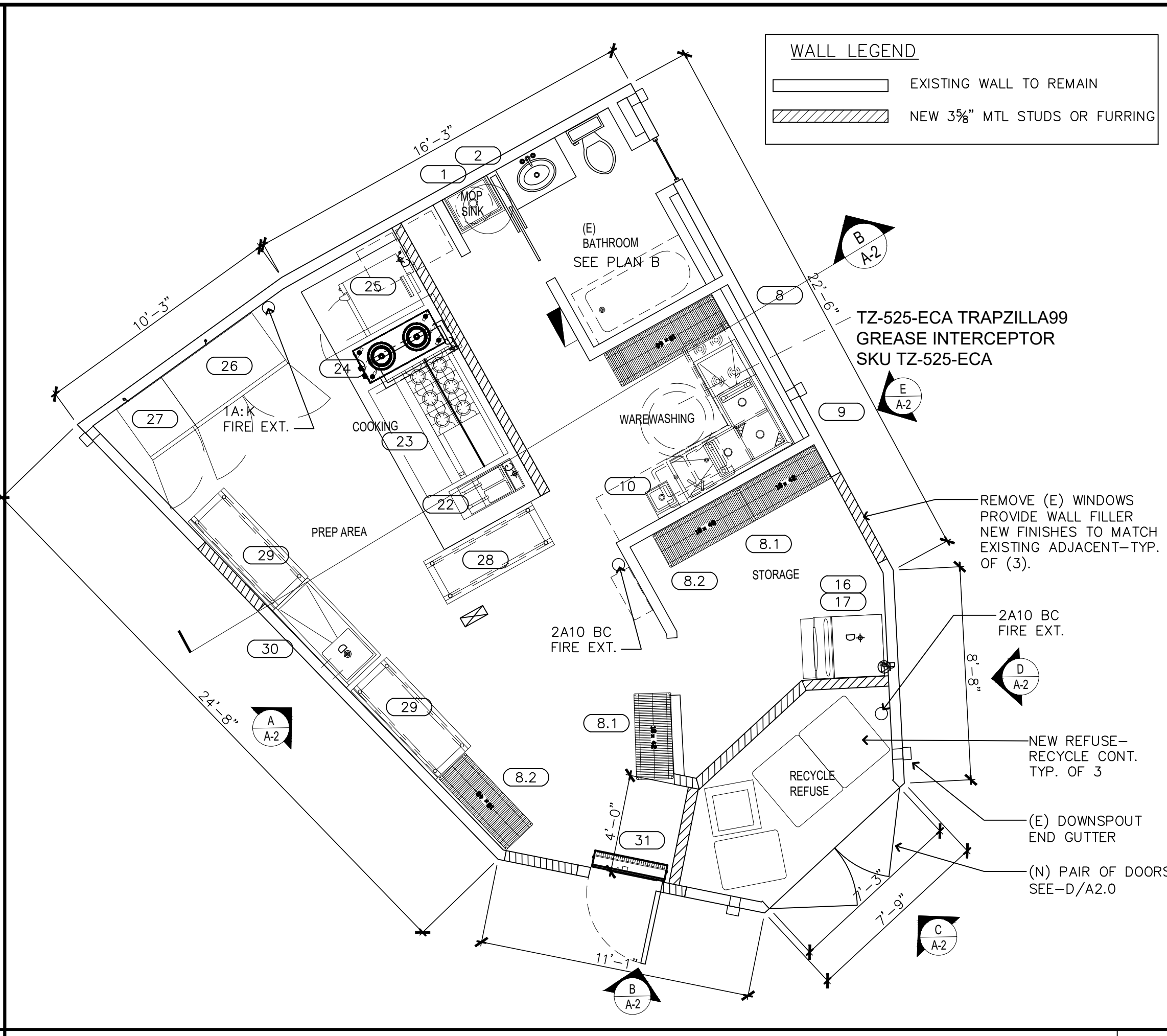
- There is no parking allocated to the property, to date street parking on San Leandro Blvd and Apricot St has been utilized.
- As part of the pending property purchase, the prospective owner would like to convert the property to its intended use under its current zoning: community commercial.
- Project proposes property to be developed into a small-scale commercial kitchen.
- Under commercial kitchen guidelines assigned parking is necessary, similar for all building usage options under community commercial zoning. Applying for an exception allowing usage of allocated street parking for delivery of produce, dry goods, kitchen supplies as well as loading of catered food

Alternative parking measures:

The proposed business would have a maximum of 2-3 employees on site at any time. The employee base demographically is based in neighboring suburbs: Hayward, Oakland, Berkeley and San Francisco. Public transit utilizing San Leandro BART station and the nearby AC Transit bus stop at E 14th St & Bellevue Dr, San Leandro, would be utilized by the workforce in traveling to and from work. Employer issued Clipper Card would subsidize public transit travel and be provided to all employees.



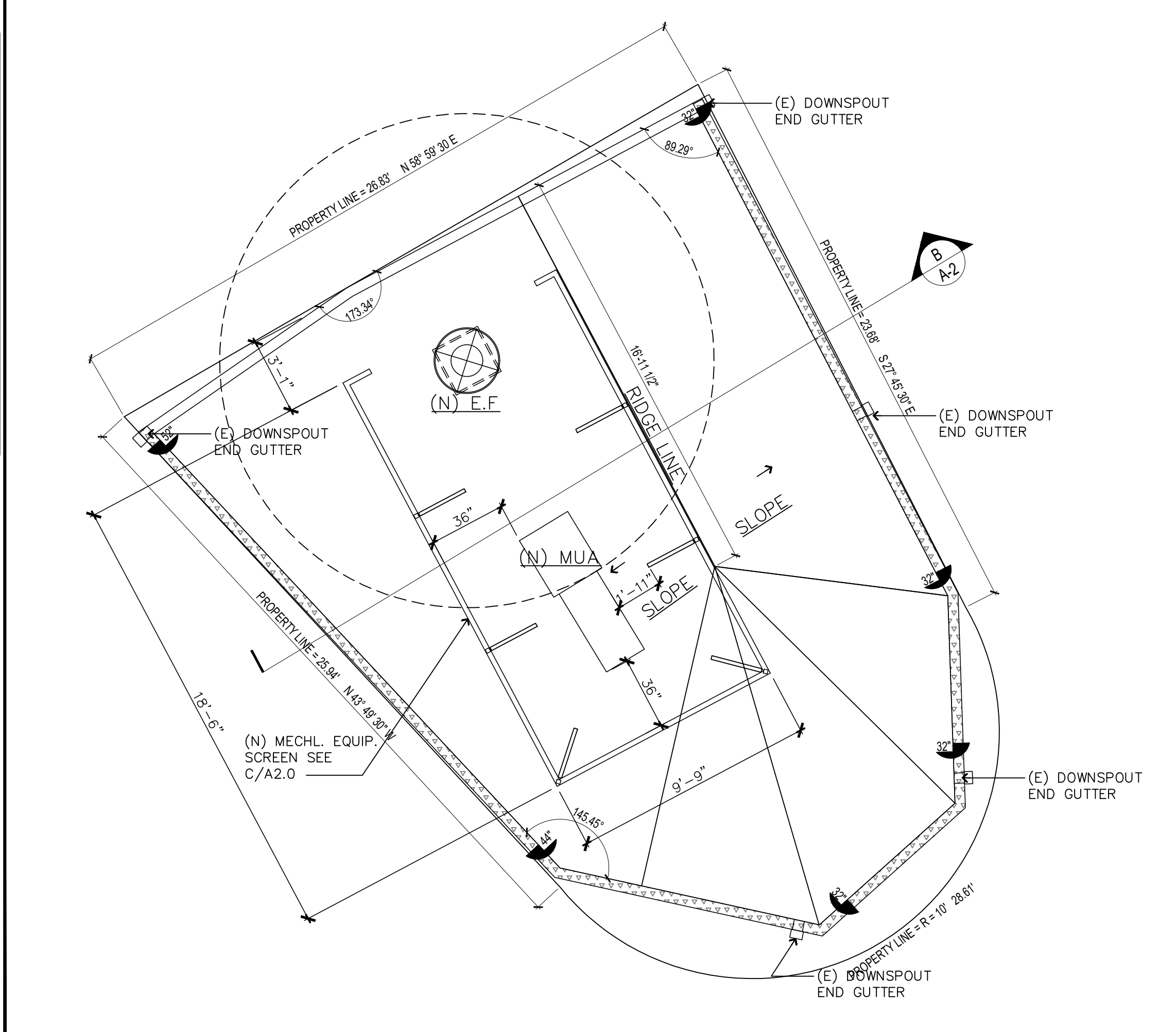
EXISTING - DEMO FLOOR PLAN SCALE= 1/4"=1'-0" B



PROPOSED FLOOR EQUIPMENT PLAN SCALE= 1/4"=1'-0" A

ITEM NO.	QUANTITY	DESCRIPTION	MANUFACTURER	MODEL NUMBER	EQUIPMENT REMARKS	TYPE	AMPS	VOLTS	PH	HP	WIND	WIND	WIND	WIND	PLUMBING REMARKS	ITEM NO.
1	1	WATER HEATER	AO SMITH	WATER HEATER												1
2	1	SPARE NO.	JOHN BOOS & CO.	98M2016-12												2
3	1	SPARE NO.	JOHN BOOS & CO.	98M2016-12												3
4	1	SPARE NO.	JOHN BOOS & CO.	98M2016-12												4
5	1	SPARE NO.	JOHN BOOS & CO.	98M2016-12												5
6	1	SPARE NO.	JOHN BOOS & CO.	98M2016-12												6
7	1	SPARE NO.	JOHN BOOS & CO.	98M2016-12												7
8	1	SHIELDING WIRE	JOHN BOOS & CO.	CS-1840												8
8.1	2	SHIELDING WIRE	JOHN BOOS & CO.	CS-1842												8.1
8.2	2	SHIELDING WIRE	JOHN BOOS & CO.	CS-1848												8.2
9	1	SPARE NO.	JOHN BOOS & CO.	98M2016-12												9
10	1	SPARE NO.	JOHN BOOS & CO.	98M2016-12												10
11	1	SPARE NO.	JOHN BOOS & CO.	98M2016-12												11
12	1	SPARE NO.	JOHN BOOS & CO.	98M2016-12												12
13	1	SPARE NO.	JOHN BOOS & CO.	98M2016-12												13
14	1	SPARE NO.	JOHN BOOS & CO.	98M2016-12												14
15	1	ICE MAKER W/D BIN	MANITOWOC ICE	370750A												15
16	1	ICE MAKER W/D BIN	MANITOWOC ICE	370750A												16
17	1	ICE MAKER W/D BIN	MANITOWOC ICE	370750A												17
18	1	SPARE NO.	JOHN BOOS & CO.	98M2016-12												18
19	1	SPARE NO.	JOHN BOOS & CO.	98M2016-12												19
20	1	SPARE NO.	JOHN BOOS & CO.	98M2016-12												20
21	1	SPARE NO.	JOHN BOOS & CO.	98M2016-12												21
22	1	RANGE, DEEP FAT GAS	PITCO	551455												22
23	1	RANGE, RESTAURANT GAS	WATSON	98-B-024												23
24	1	RANGE, RESTAURANT GAS	WATSON	98-B-024												24
25	1	OVEN, CONNECTION GAS	MORFITT	53005-02												25
26	1	REFRIGERATOR, REACH-IN	TURBO AIR	TSA-4950-146		60	1	120								26
27	1	REFRIGERATOR, REACH-IN	TURBO AIR	TSA-4950-146		60	1	120								27
28	1	TABLE WORK	JOHN BOOS & CO.	516-240025A	ON CASTERS ALL LOCKING											28
29	2	TABLE WORK	JOHN BOOS & CO.	516-240025A	ON CASTERS ALL LOCKING											29
30	1	SPARE NO.	JOHN BOOS & CO.	98M2016-12												30
31	1	AIR CURTAIN, UNHEATED	BERNER	50C07-035A		60	1	208	0.5	1/6	X					31

EQUIPMENT SCHEDULE SCALE= NTS D



PROPOSED ROOF PLAN SCALE= 1/4"=1'-0" C

© 2017 RSHA. These plans are copyright protected. Under any protection manufactured use is prohibited. These plans shall not be reproduced or used without written permission by RSHA. border list saved: Mon/2/2021 10:15 AM by: RafaelFernandez

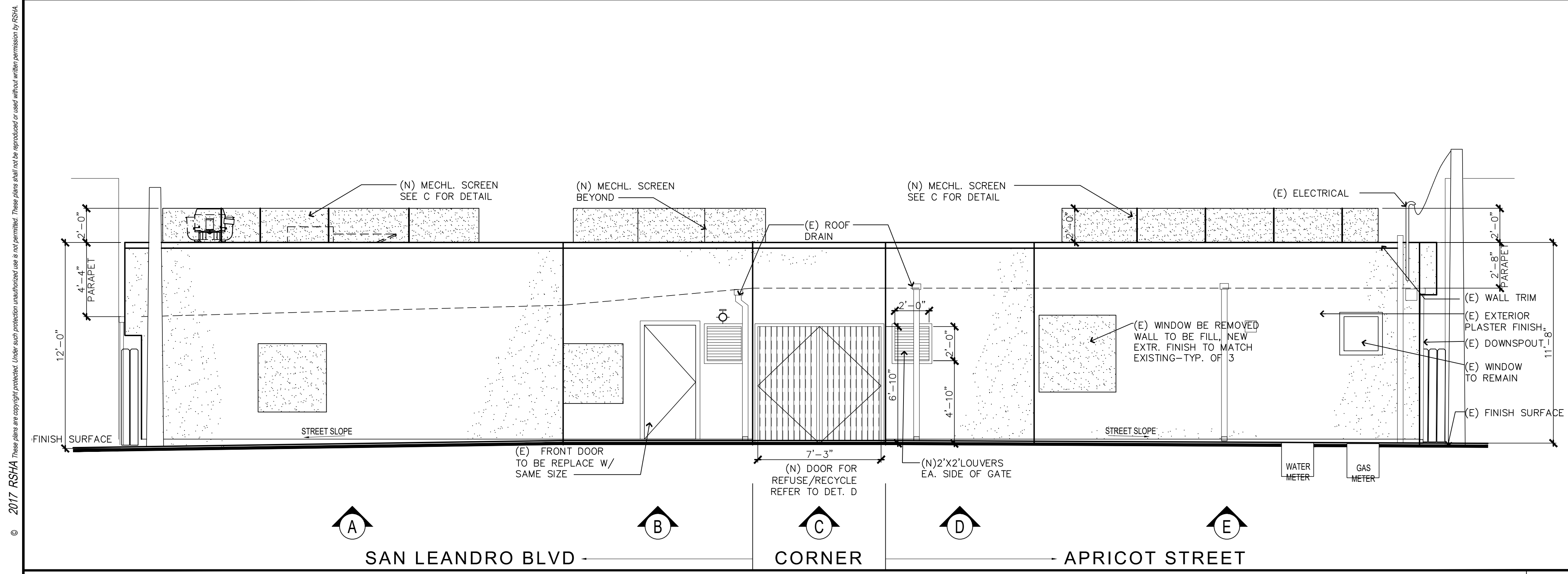
SEAL
 CONSULTANT

PACIFIC SPICE CATERING
 110 SAN LEANDRO BLVD.
 SAN LEANDRO, CA 94577

EXTERIOR
 ELEVATIONS

PLAN CHECK NUMBER: _____
 PROJECT NUMBER: 20-511
 DRAWN BY: R.F.
 CHECKED BY: R.F.
 ISSUE FOR: APPROVAL

SHEET
A2.0



EXTERIOR ELEVATIONS

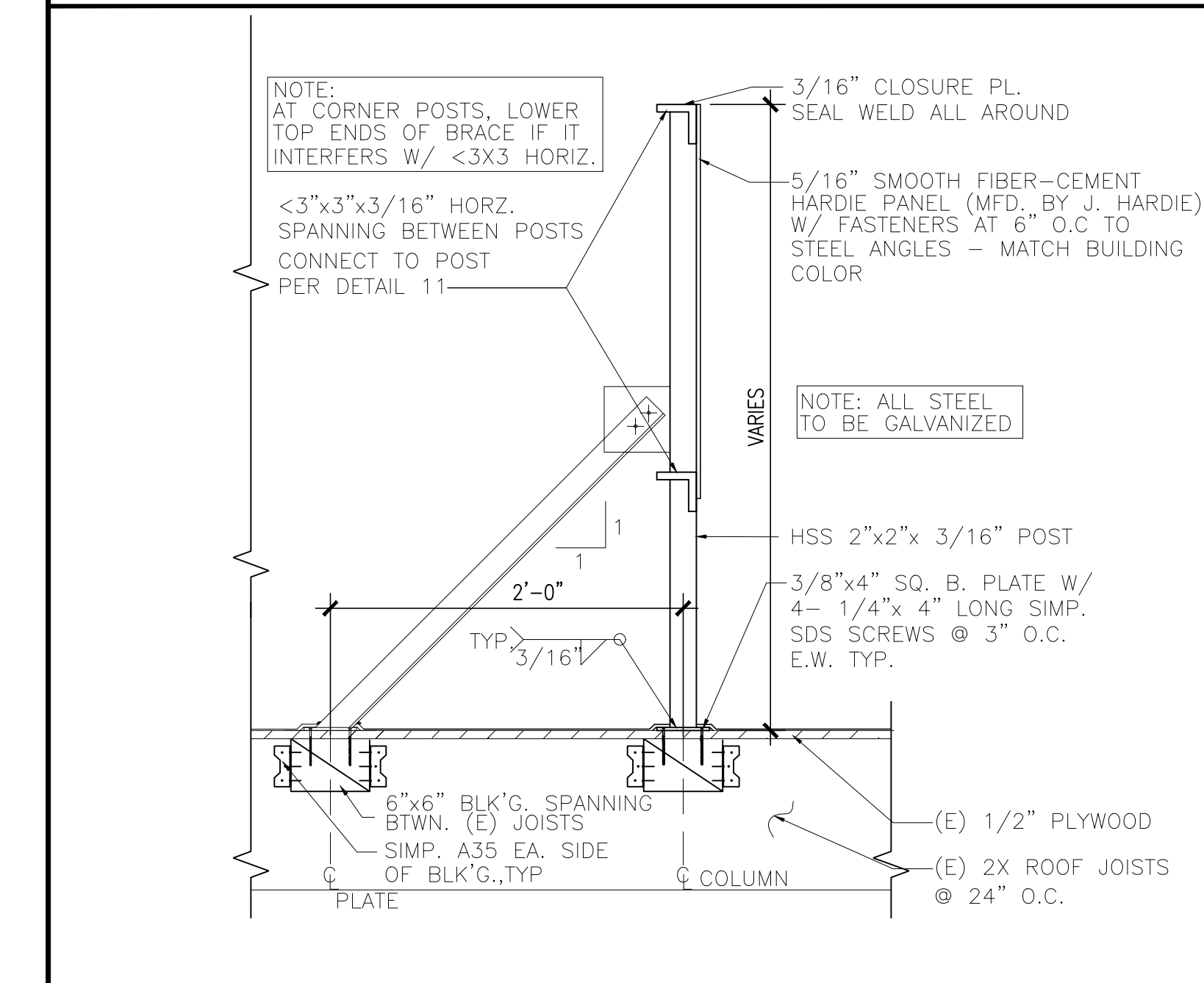
SCALE = 1/4" = 1'-0"

- SCOPE OF WORK SUMMARY:**
- A. THE SITE IS LOCATED AT 110 SAN LEANDRO BLVD. AT INTERSECTION WITH APPRICOT ST. THE OVERLAY AREA LOCATED AT CITY OF SAN LEANDRO IS GOING WITH A REHABILITATION PROGRAM (2017-18) WHICH INCLUDES BROADMOOR, SAN LEANDRO BLVD. AND ADJACENT SURROUNDING AREAS.
 - B. THE EXISTING STRUCTURE IS A SINGLE STORY 656 SQ. FT. BUILDING WHICH WILL BE INTERIOR REMODELED TO ACOMODATE A KITCHEN FOR CATERING.
 - C. EXTERIOR OF BUILDING WILL REMAIN, EXCEPT FOR A 7'-3"W X 6'-10"H GATE REQUIRED FOR RECYCLE AND REFUSE PICK UP.
 - D. THE HOURS OF OPERATION WILL BE FROM MONDAY THRU SUNDAY FROM 10.00 AM TO 9.00 PM- TOTAL STAFF WILL EQUAL 4 WITH NO MORE THAN 2-3 EMPLOYEES BEING ONSITE AT ANY GIVEN SHIFT.

Photo from Google Maps - February 2020 timestamp - San Leandro Blvd View



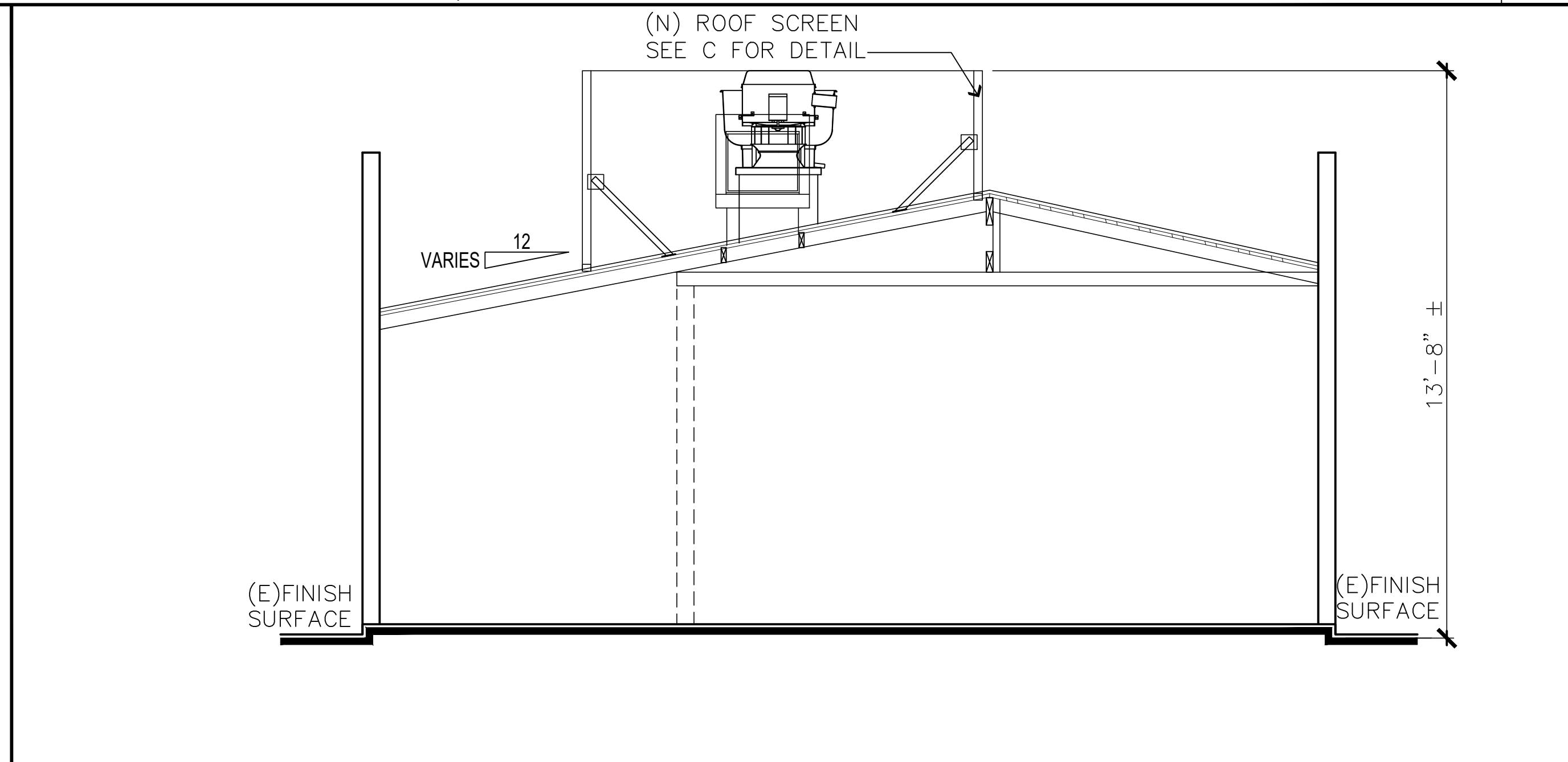
Photo from Listing Agent - February 2020 - Apricot St View



NEW ROOF SCREEN DETAIL

SCALE = NTS

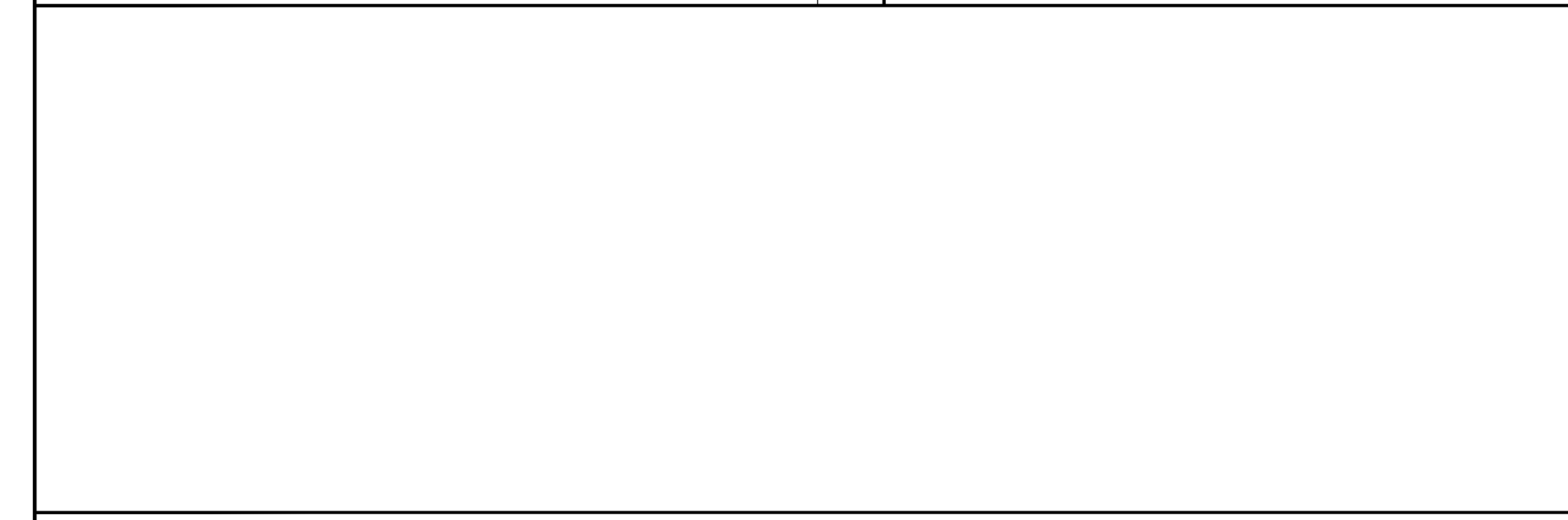
C



SECTION A-A

SCALE = 3/8" = 1'-0"

B



NEW SERVICE DOOR

SCALE = NTS

D

© 2017 RSHA. These plans are copyright protected. Under such protection unauthorized use is prohibited. These plans shall not be reproduced or used without written permission by RSHA.

e63 border: last saved: Mar/24/2021 11:34 AM by: RafaelFernandez