



SUPPORTING STATEMENT – SAN LEANDRO COMMUTER LOT

This supporting statement supplements the Conditional Use Permit application package for the proposed San Leandro Commuter Lot, and serves to further describe the scope of the intended permit and expected operations pertaining to the requested use.

The applicant requests approval of a Conditional Use Permit for the property owner and their tenants to operate and maintain a commuter parking lot and transfer station for private vehicle parking and commute transfers. The primary activities will consist of employees driving to the subject site during typical morning commute times to park their vehicles and board privately operated shuttles, buses and similar vehicles for the remainder of their work commute. Afternoon activities will consist of return trips to bring employees back to their vehicles during typical afternoon commute times.

Detailed Project Information:

Hours of Operation:	<u>Morning:</u> 5:30 am to 10:00 am	<u>Afternoon:</u> 3:30 pm to 9:00 pm
Daily Employees Expected:	Approximately 60 employees.	
Daily Shuttle Trips Expected:	Up to 8 Morning and 8 return Afternoon trips by shuttles, buses etc.	

JOINT PARTY AGREEMENT

In conjunction with the proposed use permit, the owner and their tenants intend to enter into an agreement with the City of San Leandro to sublease approximately 22,000 square feet of the subject site along the frontage of Doolittle Drive, for the purposes of a potential Commercial Container Park Project. This agreement and the associated Container Park Project are described for reference only and are not proposed within the scope of this Conditional Use Permit application.

EXISTING SITE IMPROVEMENTS

The subject site is located on a vacant parcel of land of approximately 3.7 acres, at the intersection of Doolittle Drive and Williams Street within its northeast quadrant. Adjacent uses to the site include a vacant commercial lot occupying the direct corner of said quadrant, Fire Station Number Ten to the northeast, and an occupied industrial building to the direct north along Doolittle Drive. Site coverage consists of primarily paved surfaces and several pole light fixtures and perimeter chain-link fencing. No structures exist on the property. The former use of the site was primarily for surface vehicular parking only.

PROPOSED SITE IMPROVEMENTS

In conjunction with the proposed use, the owner and their tenants intend to provide secure chain-link fencing to supplement or replace existing perimeter fencing surrounding the subject parcel. To promote the use of bicycle transportation, bike racks are proposed as part of the improvements as well. Access points will maintain the use of existing driveways off both frontage streets with new motorized rolling gates for secure access. Existing pavement and lighting conditions will also be improved to repair damaged or worn surfaces, restripe the surface lot, including ADA compliant parking stalls, and provide adequate pedestrian and security lighting as necessary.