

**City of San Leandro
Community Development Department
Planning Services Division
Memorandum**

TO: The Planning Commission and Board of Zoning Adjustments

FROM: Anjana Mepani, Senior Planner

SUBJECT: Public Comments for PLN19-0037

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1. The attached public comments were received prior the Planning Commission package mailing.

Mogensen, Andrew

From: PaNdaPie Gurl <pandagurl@gmail.com>
Sent: Tuesday, May 26, 2020 3:38 PM
To: Mogensen, Andrew
Subject: 903 Manor Blvd Residential Project

Hello,

I live in the Manor neighborhood and am opposed to size of this project.

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PLN19-0037 (903 Manor Blvd) - Traffic Concerns

Kenneth Jeong <kennethbjeong@gmail.com>

Mon 5/18/2020 10:02 AM

To: Mepani, Anjana <AMepani@sanleandro.org>

Cc: Mogensen, Andrew <AMogensen@sanleandro.org>

To the Planning Commission and Board of Zoning Adjustments Members and Andrew Mogensen (Planning Manager),

I have reviewed the IS/MND for this project and am generally supportive of San Leandro and its goals to create more housing. I do have two concerns regarding this proposed project to build 39 townhome units at 903 Manor Blvd and they are summarized below:

Trip Generation:

The Trip Generation for the Proposed Development Project Located at 903 Manor Blvd in San Leandro prepared by Hexagon Transportation Consultants incorrectly estimated that the existing land use (The bowling alley) would be responsible for 44 vehicle trips during the AM Peak Hour. The AM Peak Hour is defined by the ITE Trip Generation Manual as occurring between 7-9AM. However, the operating hours for Manor Bowl did not start until 9 or 10 AM. Since Manor Bowl was not open until after the 7-9 AM peak hour, I argue that the number of estimated trips should instead be zero and not 44. Use of the standard rates for the ITE Trip Generation Manual was inappropriate considering the operating hours of the bowling alley. Repeating the trip generation estimate using zero would change the net project trips for the AM Peak Hour from -16 to +29.

Furthermore, I think the trip generation study should have also included a weekend peak hour as this represents a typical time period when the bowling alley would have experienced the most activity.

Please consider updating the trip generation letter with this correction for the AM Peak Hour and also include an estimation for the weekend peak hour.

Parking:

I have lived at three different homes close to this site for over 40 years. During this time, I have observed that many homes have more than 3 or 4 cars per household. I see that the project is proposing 95 parking spaces which equates to approximately 2.44 spaces per unit. I am concerned that the number of parking spaces provided at this project will be inadequate to accommodate the demand as it is normal for families to have 3 (or more cars). My fear is that if insufficient parking is provided then the planners would be potentially dooming the area for parking related conflicts well into the future. The best example of a community that was built with insufficient parking can be found at the nearby Heron Bay Community. That area was built without sufficient parking and they continuously experience conflicts related to the parking scarcity. Neighbors argue with neighbors and tow trucks removing vehicles are a regular occurrence. The decision not to provide more parking at Heron Bay has been a very costly decision.

Please consider requiring the inclusion of more parking spaces for the proposed development at 903 Manor Blvd.

Thank you,
Kenneth Jeong

Padre Avenue
Registered Traffic Engineer and Washington Manor Resident

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