



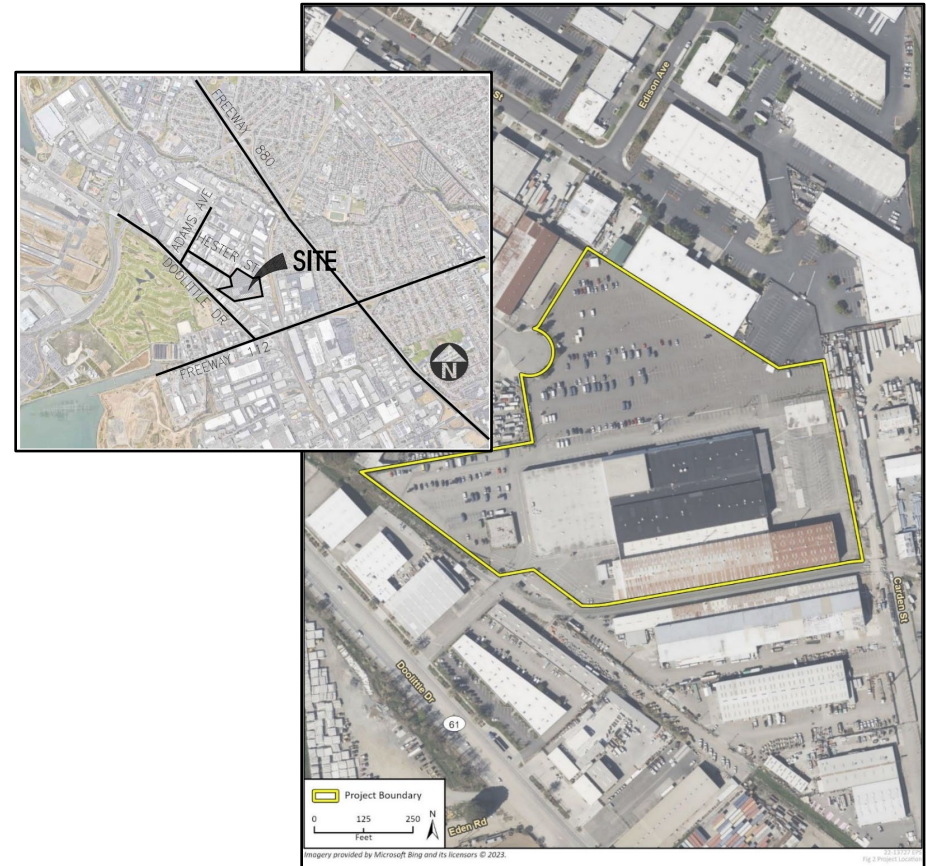
# **APPEAL OF PLANNING COMMISSION DECISION**

**Certification of an EIR and Approval of Administrative Site Plan Review, Conditional Use Permit and Administrative Exception (Height) for a Proposed Industrial Development at 880 Doolittle Drive (PLN22-0039)**

**CITY COUNCIL MEETING  
May 5, 2025**

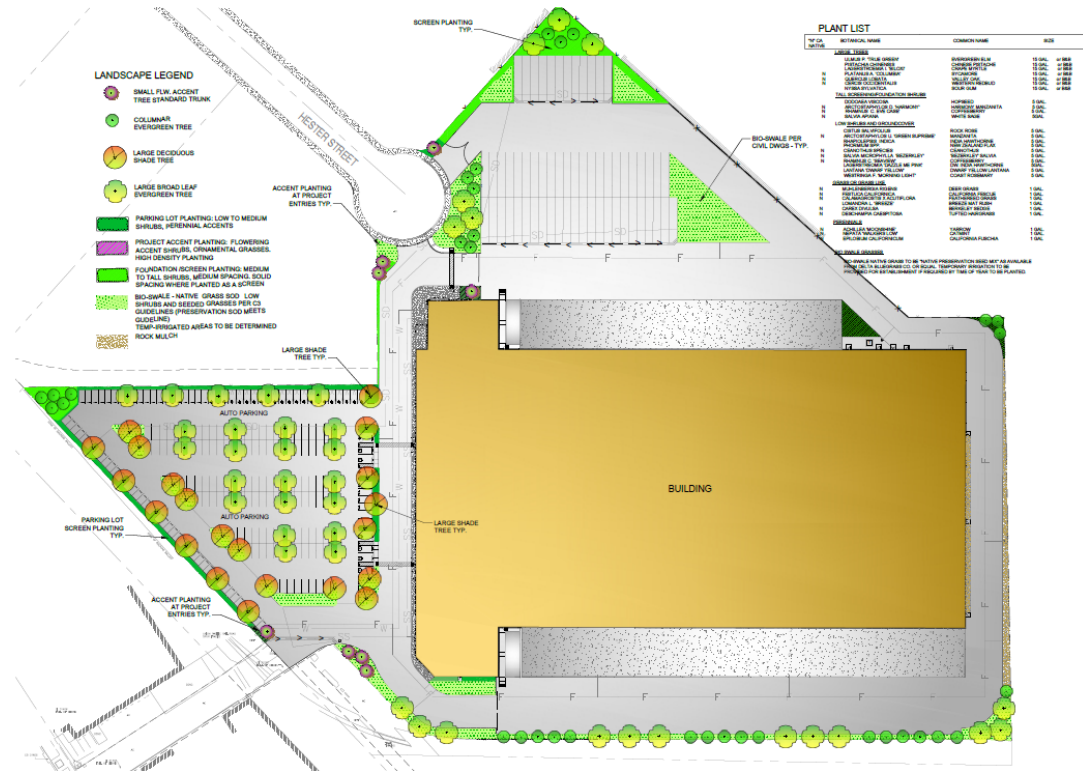
# SITE SUMMARY

- Location: 880 Doolittle Drive
  - East of Doolittle Drive/State Route 61
  - North of Davis Street/State Route 112
  - West of Davis West neighborhood
- Zoning: IG, Industrial General
- General Plan: Industrial General
- Site Size: 14.4 acres
- Vehicle Access: Doolittle Drive and Hester Street



# PROPOSED PROJECT

- Administrative Site Plan Review
  - 244,573 building (including 15,000 SF office)
  - 64 loading docks and 59 tractor-trailer spaces
  - Parking for 204 passenger vehicles and 24 bicycles
  - 59 tractor-trailer spaces
- Conditional Use Permit
  - Warehouse, Storage Facilities
  - Warehouse, Wholesale/Retail Distribution
  - No tenant identified yet
- Administrative Exception (Height)
  - Allow 50-foot-tall building
- Plumbing for natural gas for industrial processes only



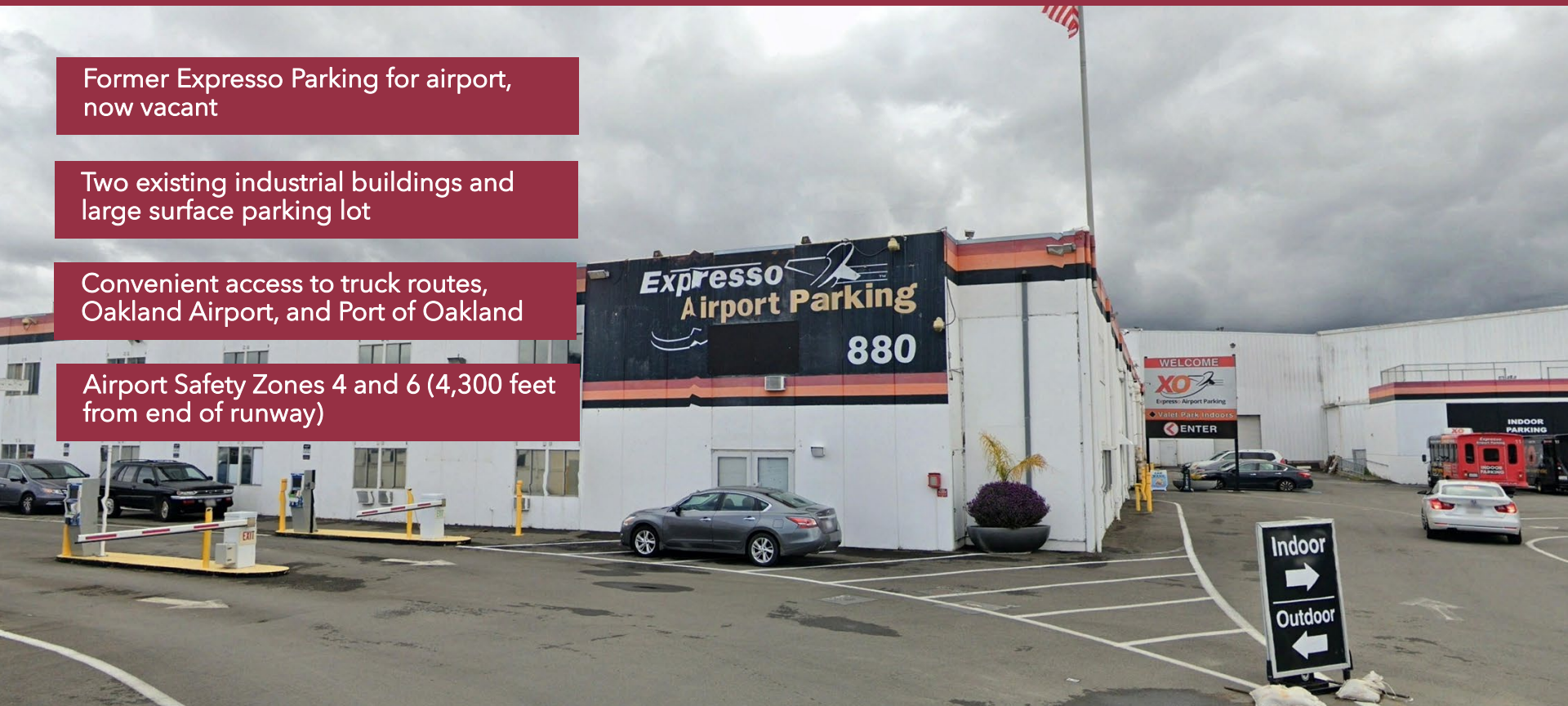
# PROJECT BACKGROUND

Former Expresso Parking for airport,  
now vacant

Two existing industrial buildings and  
large surface parking lot

Convenient access to truck routes,  
Oakland Airport, and Port of Oakland

Airport Safety Zones 4 and 6 (4,300 feet  
from end of runway)





# COMPLIANCE WITH ZONING REGULATIONS



## Lot Coverage

**39%**

Below 75% max



## Floor Area Ratio

**0.4**

Below 1.0 max



## Bike Parking

**24 Spaces**

Exceeds min. 11 spaces



## Height

**50 FEET**

50 ft Max with Admin. Ex



## Landscape

**7%**

Exceeds min. 5%



## Auto Parking

**204 Spaces**

Exceeds min. 203 spaces

# ENVIRONMENTAL REVIEW

- An Environmental Impact Report was prepared for this project
- Circulated for public comment, 45 days ending August 5, 2024
- Comments received from seven organizations
- Comments addressed in Final EIR
- Prepared Findings and Statements of Overriding Consideration



## 880 Doolittle Drive Industrial Project

Draft Environmental Impact Report  
PLN22-0039

*prepared by*

City of San Leandro  
835 East 14<sup>th</sup> Street  
San Leandro, California 94577

Contact: Cindy Lemaire, AICP, CNU-A, Senior Planner

*prepared with the assistance of*  
Rincon Consultants, Inc.  
449 15th Street, Suite 303  
Oakland, California 94612

June 2024



## 880 Doolittle Drive Industrial Project

Final Environmental Impact Report  
PLN22-0039  
State Clearinghouse No. 2023110597

*prepared by*

City of San Leandro  
835 East 14<sup>th</sup> Street  
San Leandro, California 94577  
Contact: Cindy Lemaire, AICP, CNU-A, Senior Planner

*prepared with the assistance of*  
Rincon Consultants, Inc.  
66 Franklin Street, Suite 300  
Oakland, California 94607

October 2024



# ENVIRONMENTAL REVIEW

- Natural gas supply to building
  - BAAQMD CEQA Guidance: inclusion of natural gas is a significant impact based on potential to contribute to GHG emissions
- Building is intended to accommodate wide range of potential tenants
  - Many advanced manufacturing and R&D tenants use natural gas for key processes
  - General Plan policy support
- Mitigation Measure: building and appliances must be electric; gas limited to industrial processes that require natural gas
  - Cannot be mitigated to less-than-significant level

## Other Environmental Topics Mitigated to Less-than-Significant

- Air quality during construction
- Nesting birds
- Cultural resources
- Hazardous materials, related to demolition and construction; groundwater management plan
- Noise during construction and operations

# APPEALS OF PLANNING COMMISSION DECISION

- Two appeals received
  - Advocates for the Environment
  - Mitchell M. Tsai for Carpenters Local 713
- Appellants claim comments on the EIR were not adequately addressed and more mitigation is feasible.
  - Greenhouse gas emissions can be reduced
  - Hire locally to reduce greenhouse gas emissions and transportation impacts
  - Energy impacts may not be less than significant with regulatory compliance
  - Raptors may be disturbed during nesting season
  - Groundborne vibration should be studied further
- Staff has determined that comments were adequately addressed in the EIR, as documented in Attachment H of the Staff Report
  - Documented in Attachment H (Comments and Responses) of the Staff Report



# FINDINGS OF FACT

## Admin. Site Plan Review

Project meets development standards

Building is well articulated and has visual interest

Landscaping compliments building design

Parking, loading and service areas are adequately screened

Detail features would be visually consistent with the building

## Conditional Use Permit

Use would be compatible with surrounding industrial land uses and industrial zoning

Conditions of approval ensures the project will not be determinantal to public health, safety or welfare

Project would not create adverse impacts to public services and facilities

## Admin Exception (Height)

Project would not create an aviation hazard

Proposed height would allow flexibility for modern industrial uses

Project height is consistent with other recently approved industrial buildings

# RECOMMENDATION

- Adopt a Resolution (Attachment A) certifying an Environmental Impact Report, adopting findings, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program
- Adopt a Resolution (Attachment B) rejecting the appeal and affirming the decision of the Planning Commission to approve a Conditional Use Permit, Administrative Site Plan Review, and Administrative Exception (Height) to build a new warehouse/distribution building at 880 Doolittle Drive