

# EDEN REALTY

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December 11, 2018

Mr. Thomas Liao  
City of San Leandro  
835 E. 14<sup>th</sup> Street  
San Leandro, CA 94577

Re: 1388 Bancroft Rental Housing Development Proposal

Dear Mr. Liao:

1388 Bancroft will establish a new level of 21<sup>st</sup> Century high quality, highly connected “Internet of Things” (IOT) luxury market-rate rental housing, that will be directly connected to the Lit San Leandro Fiber Optic Network. Our high-end luxury units are designed to create a new class of luxury, high tech living that will appeal to professional and highly skilled professional and technical residents who work in the Central Bay Area but whose needs are not currently met by the San Leandro rental housing stock.

1388 Bancroft consists of 45 rental units, forty-three (43) 980 sq. ft. two-bedroom two-bath, and two (2) 1380 sq. ft. three-bedroom three-bath units, totaling approximately 44,900 sq. ft. 1388 Bancroft is a single three-story building, three floors of wood frame and stucco construction. A total of 60 parking spaces, 55 on-site and five off-site parking spaces are included in the project.

1388 Bancroft are of high quality materials and design and will be built with local union labor led by our General Contractor Nibbi Brothers of San Francisco.

The all electric two-bedroom two-bath units and three-bedroom two-bath units are designed for maximum flexibility with dual master suites, in-suite stacked washer/dryer, high-end finishes and IOT appliances. Every unit will be pre-wired and configured for 21<sup>st</sup> Century IOT living with a direct individual connection to the Lit San Leandro Network.

1388 Bancroft fully complies with the City of San Leandro and the State of California’s affordable housing requirements.

1388 Bancroft has an 82 – Very Walkable – Walk score with many transit options. Two AC transit buses stop at the front door, 40 Oakland and 89 San Leandro BART. Four blocks east at Estudillo and MacArthur are the Nx4 and NxC TransBay buses. Four blocks west is the revitalized San Leandro Downtown, E. 14<sup>th</sup> Street with its numerous shopping, entertainment and dining options. San Leandro BART is 8/10<sup>th</sup>s of a mile from the project site.

The current Flex Shuttle route makes a right turn onto west bound Estudillo from south bound Bancroft, kitty corner from the 1388 Bancroft site, on its way to a stop at the San Leandro Main Library.

We ask that Flex and the City consider allowing all 1388 Bancroft residents to use the Flex Shuttle to get to work and shopping in the Flex Shuttle service area.

1388 Bancroft has achieved GreenTrip Traffic Reduction and Innovative Parking Standard Certification for a Town Center Type Housing Development. In addition, the development will employ a Parking Management Program to optimize and hopefully exceed the 36% green house gas reductions projected by the URBEMIS Ver 9.2.4 GHG reduction standards.

We have 60 total full-size parking spaces.

**47 Total Inside the Gate.**

45 unbundled assigned covered full-size spaces for a 1:00 to 1:00 unbundled assigned parking ratio plus 2 unassigned covered handicap spaces.

**13 Total Outside the Gate**

8 on site parking spaces – 1 handicapped, 7 full size spaces  
5 full size on street curbside spaces on Joaquin.

The carports will host a PV Solar Array to provide power for electric vehicle charging stations for each space. We plan on working with Transformca.org, P.G.& E. and the City to secure BAAQMD and P.G.& E. Grants to fund the cost of the electrical vehicle PV charging system.

Bike Lockers – We created a secured area for 48 unbundled assigned bike lockers. Two levels of 12 lockers each along a central hallway behind a locked door. In addition, we have unassigned bicycle racks on Bancroft Avenue next to the building street entrance outside of the office area and inside the gate at the residents' main entry to the building.

1388 Bancroft will be a very green building with a very low Common Area Energy footprint. In addition to the electric vehicle charging systems, 1388 Bancroft will have a large PV system to supply electricity for all common area usages and a solar domestic hot water system that will provide hot water for all residents.

1388 Bancroft will have a spacious roof top patio and ground floor community room, patio, tot lot and sports lawn area all with a private Wi-Fi network for the residents' use.

1388 Bancroft will have four "internet of things" 5G transmission towers with RF transparent screening on the roof of the rooftop utility building to accommodate 5G and future wireless communication in the northeast San Leandro, southeast Oakland areas.

We are especially proud that we submitted our Entitlement Application on Flag Day, June 14, 2018. In honor of our enduring union represented by our flag, our public Art Project will be a rooftop flag pole on the northwest (Bancroft and Estudillo) corner of the building that will be illuminated at night.

The Bancroft and Joaquin frontages are fifteen feet from back of walk to face of building. This keeps the building and construction scaffolding clear of the existing overhead electrical lines, safe work zone setbacks and eliminates the need for undergrounding of the overhead utilities. The Estudillo setback remains ten feet from back of walk to face of building.

The setback from the rear property line to the eastern face of the building is 75'.

The overall height of the building is 34'. Given this, we are well within DayLite Plane Design standards.

1388 Bancroft address San Leandro's unmet demand for high quality, modern, high tech market-rate housing. San Leandro is a happening place with many, many fine restaurants, shopping, socializing, activities and more. Given the walkable, highly desirable environment in the area, our residents will patronize local merchants and establishments; thus, boosting San Leandro's demography and enabling additional future high quality residential, retail, commercial and industrial development.

Our spacious two-bedroom two-bath and three-bedroom two-bath units are designed to provide maximum flexibility for 21<sup>st</sup> Century households. The layouts work well for families with children and/or two or more roommates who desire their own bedroom/bathroom. In addition, 1388 Bancroft addresses the unmet demand for two-bedroom two-bath and three-bedroom two-bath residences. As per the below RealFacts Data, San Leandro has too many one-bedroom units and too few two and three-bedroom units in larger apartment complexes.

	94577	94578	94579	Total
Properties with 50+ Units	9	19	3	31
Total Units	896	2,791	344	4,031
Studio	38	298	8	344
One-Bedroom	433	1,459	106	1,998
Two-Bedroom, One-Bath	174	159	38	731
Two-Bedroom, One & 1/2 Bath	57	215	68	340
Two-Bedroom, Two-Bath	194	294	70	558
Three-Bedroom, One & 2 Bath	0	6	54	60

Total Number of all Two-Bedrooms 1,629  
 Percentage of Total Stock 40.41%

Total Number of Two-Bedroom, Two-Bath Units 558  
 Percentage of Total Stock 13.84%

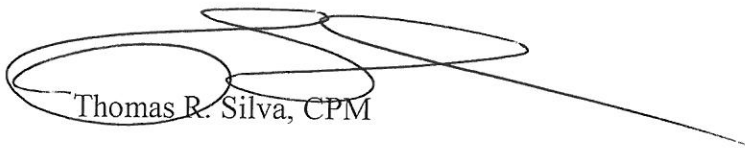
Total Number of Two-Bedroom, Two-Bath Units in 94577 194  
 Percentage of 94577 Stock 21.65%

1388 Bancroft will add 22.16% additional two-bedroom, two-bath units and two badly needed three-bedroom, two-bath units in 94577 zip code.

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In closing, we are very excited about the 1388 Bancroft Rental Housing Project. Thank you for your time and attention to our submittal. We look forward to our future discussions.

Respectfully yours,



Thomas R. Silva, CPM

cc: File