

## EXHIBIT A

### **RECOMMENDED FINDINGS OF FACT**

**PLN20-0044**

**1919 Williams Street, APN 77A-700-9-6**

**Tyneise Beyer, HPA Architecture (Applicant)**

**Duke Realty 1919 Williams St LP (Property Owner)**

The Board of Zoning Adjustments hereby approves PLN20-0044, subject to the following findings:

### **CONDITIONAL USE PERMIT**

**1. That the proposed location of the use is in accord with the objectives of the Zoning Code and the purposes of the district in which the site is located.**

The proposed location, being zoned IG Industrial General District, will result in redevelopment of an industrial warehouse in an existing industrial part of the city. The proposed use of a warehouse is conditionally permitted, and new construction of a warehouse requires a Conditional Use Permit in the Industrial General zoning district. The Project, being a new warehouse use replacing the existing warehouse use, is in accord with the purposes of the Industrial General zoning district because the Project provides and protects existing industrial sites and allows for continued operation of existing general industry, subject to performance standards and buffering requirements to minimize potential environmental impacts. The Project complies with all development regulations and other regulations related to parking, traffic, and circulation as per the Zoning Code's Off-Street Parking Regulations.

The Project meets the objectives of the Zoning Code and the purposes of the IG Industrial General Zoning District in accordance with Zoning Code Section 2.12.100 because:

- a) The proposed warehouse use is appropriately located in the Industrial General zoning district and is consistent with the General Plan for a broad range of manufacturing, distribution and storage, and service uses. The property has historically been used for warehousing and distribution since its original development in 1952. The proposed Project is consistent with the historical and established use of the Property and is surrounded by other similar developed industrial land uses;
- b) The Project strengthens the City's economic base and provide employment opportunities close to home for residents of the City and surrounding communities as the new warehouse is a business that generates tax revenue and sales and would provide residents and community members the opportunity to seek employment at the site;
- c) The Project provides a suitable environment for various types of industrial uses, and protect them from the adverse impacts of inharmonious uses as the proposed warehouse is a suitable environment for industrial uses and is compatible with its surrounding which comprises other industrial uses thus, making the Project harmonious;

- d) The Project ensures high quality site and building design for the new building because the site elements such as the elevation, circulation, landscaping, and parking lot improvements will enhance the quality and design of the site;
- e) The Project is compatible with the character of the area in which it is located and minimizes the impact of industrial uses on adjacent residential districts because the Project site is not adjacent nor near a residential neighborhood and is surrounded by other industrial uses; and
- f) The Project ensures the provision of adequate off-street parking and loading facilities as the Project complies with all regulations related to parking, traffic, and circulation of the Zoning Code's Off-Street Parking Regulations.

**2. That the proposed location of the use and the proposed conditions under which it would be operated or maintained, will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City.**

The proposed location of the use and the conditions of how the industrial development will be operated are consistent with the City's stated goals and policies related to Innovation in the Land Use section and the Economic Development section listed in the General Plan because the Project provides San Leandro greater opportunities to locate, expand and modernize new manufacturing and technology businesses. The new development improves upon the existing facility it replaces by providing a modern energy-efficient structure with greater interior clearance space and updates the property with improved access and off-street parking and water-efficient landscaping. The proposed parking supply of up to 171 parking spaces exceeds the parking spaces required by code. The subject property is situated in the center of an existing industrial area where the new development has no effect on residences, open space, or other zoning districts. The site will be adequately served with public services, including utilities, emergency services and public transportation. The Property has direct access to the City's Links Shuttle for commuting employees. The modern building will provide code compliant fire suppression and ventilation systems. The site has full access to utility connections and responsive emergency services. Based on these findings, the Project will not be detrimental to the public health, safety or welfare. The Project has been appropriately conditioned and is subject to compliance with the City's uniformly applicable development policies, including the provisions of the General Plan, Zoning Code and Municipal Code, all of which contain policies and requirements to ensure that development in the City does not create a public nuisance or conditions detrimental to the public health, safety or welfare of the community.

The following are the specific General Plan goals and policies found applicable to the proposed Project (note: ED-Economic Development; LU-Land Use):

GOAL LU-7. Sustain dynamic innovation districts which place San Leandro on the leading edge of the Bay Area's manufacturing and technology economy.

Policy LU-7.1 Leveraging Locational Assets. Build on the locational strengths and transportation features of San Leandro’s industrial area to support the area’s continued development as a major advanced manufacturing, technology, and office employment center.

Policy LU-7.2 Adaptive Reuse. Encourage private reinvestment in vacant or underutilized industrial and commercial real estate to adapt such property to changing economic needs, including the creation of flex/office space and space for technology-driven businesses.

Policy LU-7.3 Zoning Flexibility. Ensure that industrial zoning regulations are flexible enough to achieve the vision of San Leandro’s industrial area as an “innovation ecosystem”, where new methods of production, operations, and design are supported.

Policy LU-7.8 Sense of Place. Create a stronger sense of place and a more positive regional image in the industrial districts through improved site planning, landscaping, architecture, façade improvements, fencing and screening, and design, as well as investments in streetscape improvements.

GOAL ED-1. Attract jobs and investment across all economic sectors.

Policy ED-1.1 Leveraging San Leandro’s Assets. Build on San Leandro’s strengths, including its central location, transportation infrastructure, affordability, industrial land supply, and business-friendly reputation to leverage economic growth and private investment in the city.

Policy ED-1.2 Maintaining San Leandro’s Competitive Advantage. Maintain and protect San Leandro’s inventory of larger scale industrial sites and buildings with easy access to freeways, rail, airports, and seaports. Discourage the conversion of industrial uses to commercial and residential uses except where part of a carefully targeted citywide strategy.

Policy ED-1.10 Tax Revenues. Encourage development that generates sales tax, property tax, and other revenues that sustain municipal services.

GOAL ED-3. Adapt, reimagine, and reinvent traditional business models to put San Leandro on the leading edge of the innovation economy.

Policy ED-3.1 Innovation Ecosystem. Foster the creation of an “innovation ecosystem” in San Leandro’s employment districts, where businesses collaborate with one another to improve their products, workplace performance, and the quality of the work environment.

Policy ED-3.2 Business Infrastructure. Develop the infrastructure necessary to transform San Leandro into a center for innovation and creativity, including high-speed communications, sustainable energy systems, high performing utilities, and convenient access to business networks and support services.

Policy ED-3.3 Leading Edge Economic Sectors. Continue efforts to attract businesses on the leading edge of the Bay Area economy, including advanced fabrication, clean tech, information services, advanced transportation, and maker businesses.

- 3. That the proposed use will comply with the provisions of this code; including any specific condition required for the proposed use, in the district, in which it would be located.**

The Project complies with the provisions of the Industrial General Zoning District requirements and is compatible with existing adjacent development because the Project conforms to the development standards, including setbacks, height, floor area ratio, lot coverage and landscaping requirements. The Project replaces an existing industrial building with a similar modern facility with no changes to the established land uses. The height exception is within the 50 foot maximum enabled in the Industrial General zoning district development standards. The Project complies with all development regulations and other regulations related to parking, traffic, and circulation of the Zoning Code's Off-Street Parking Regulations.

- 4. That the proposed use will not create adverse impacts on traffic or create demands exceeding the capacity of public services and facilities, which cannot be mitigated.**

The Project will not create adverse impacts on traffic or create demands exceeding the capacity of public services and facilities because the Project replaces an existing warehouse and distribution use with a similar modern building and there would be no changes to the established land uses. The Project has direct access to the San Leandro Links Shuttle which provides commuting employees with access to BART and Tempo Bus Rapid Transit. The new structure is smaller than the existing building. Because the footprint of the purposed warehouse is smaller than the footprint of the existing warehouse and based on the February 19, 2021 traffic memorandum prepared by Kimley-Horn, the Project reduces the overall employment compared to the existing warehouse use and therefore would result in a net decrease in vehicle miles traveled.

## **SITE PLAN REVIEW**

- 5. Site plan elements (such as but not limited to: building placement, yard setbacks, size and location of landscape areas, parking facilities and placement of service areas) are in compliance with the minimum requirements of this code, and are arranged as to achieve the intent of such requirements by providing a harmonious and orderly development that is compatible with its surroundings. Parking, loading, storage and service areas are appropriately screened by building placement, orientation walls and/or landscaping.**

The layout of the proposed two-story 221,495 square-foot industrial warehouse shown on the site plan is in conformance with the Industrial General zoning district's development regulations. The proposed setbacks, site coverage, height of the building with the Height Exception that is still within the maximum of 50 feet, landscaped areas, vehicle circulation and parking, are in conformance with the Zoning Code. The placement of the building, driveways, and parking areas provide for a harmonious and orderly development that maintains an appropriate setback from the Merced Street frontage. The area to the west of the building would be used for accessing the warehouse building by trucks and trailers and includes 30 dock high loading doors for trucks.

The site planning and the architectural design place the truck loading docks and truck activity on the west side of the building, to provide the architectural attention and aesthetic features to the north and east elevations facing the highly traveled and prominent Williams Street and Merced Street.

The proposed warehouse structure would have a height of 47.5 feet. The maximum height permitted in an IG zoning district is 35 feet and this height limit may be adjusted to a maximum of 50 feet as an approval by the Zoning Enforcement Official. The proposed height exception was analyzed by staff to be compatible with its surrounding and within the maximum allowed height of 50 feet in the industrial district.

For these reasons, the site plan elements are found to be in compliance with the requirements of the Code and have been found to be arranged to achieve the intent of the Code requirements, resulting in a harmonious and orderly development.

- 6. The building has adequate articulation, with appropriate window placement, use of detailing, and/or changes in building planes to provide visual interest. The exterior materials, finishes, detailing, and colors are compatible with those of surrounding structures. Visually incompatible elements, such as roof-mounted utilities, are fully screened from public view.**

The building design is articulated through the use of various materials on the warehouse facades. The proposed structure would maintain approximately the same height on all sides of the building but does have variations to height due to the uses of different materials. Its exterior would be characterized by exposed brick, galvanized steel metal-plate-siding, two shades of grey paint (light and dark), and blue reflective glazed windows with aluminum black anodized mullions. The main entrance of the building is distinguished by the installation of a black metal canopy at the east elevation. From the articulation and use of different materials and colors, the warehouse provides visual interest and the exterior materials, finishes, detailing, and colors are compatible with those of surrounding structures in the industrial vicinity. As the Project complies with development regulations and as conditioned, roof-mounted utilities and all exterior mechanical equipment shall be fully screened from the public view.

- 7. The landscaping complements the architectural design, with an appropriate balance of trees, shrubs and living ground covers, and provides adequate screening and shading of parking lots and/or driveways.**

The Project provides updated water-efficient landscaping by providing 37 trees in the Project parking lot, water-efficient ground cover and modernized irrigation. These trees would be a mix of bay laurel, trident maple, crape myrtle, flowering plum tree, redbud, and crabapple. At their maturity, the trees would be projected to reach a maximum height of 15 to 20 feet. The rest of the 34,283 square feet of landscaping would consist of a mixture of large shrubs, drought tolerant shrubs, grass, and perennials. The Project would include 17,022 square feet of bioswales, primarily as one large bioswale area on the western portion of the Project site in the parking area.

Landscaping comprising street and parking lot trees and parking lot planter strips will be visible at the Williams Street and Merced Street frontages. This will complement and

soften the 47.5 foot tall, two-story warehouse and the parking lot on Merced Street. The new landscaped areas 8 percent of the site area that will be developed and exceeds the 5 percent minimum required. The conditions of approval will require that the landscaping comply with the Model Water Efficiency Ordinance.

- 8. Detail features, such as signs, fences and lighting for buildings, parking lots and/or driveways are visually consistent with the architectural and landscape design, and minimize off-site glare.**

Signage shall comply with the Zoning Code's sign regulations. Metal gates and metal fences are visually consistent with the architectural and landscape design. No site lighting will be permitted to spill offsite or shine above the horizontal plane which will minimize off-site glare. The design and materials used for the trash enclosure will be required to be blend in and be compatible with the proposed new building. The Project includes conditions of approval to ensure that lighting, signage and fences are visually consistent with the architecture and landscaping design and minimize off-site glare.