

MEMORANDUM

TO: City Council

DATE: February 2, 1984

FROM: Planning Commission

SUBJ: PROPOSED "GREENHOUSE MARKET PLACE" COMMERCIAL DEVELOPMENT;
A-83-10; Reclassification from N (Nursery) to N-PDC (Nursery-Planned
Development Combining) and PD-83-3; General Development Plan Planned
Unit Development for a 282,800 gross square feet shopping center on
property bounded by Lewelling Boulevard on the south, Washington
Avenue on the west and the Nimitz Freeway (State Route 17) on the
northeast; EGS/Metro-Gemtel Partnership, Applicant.

BACKGROUND

The subject applications are for a major development on the former San Lorenzo Nursery Company property at the northeast corner of Washington Avenue and Lewelling Boulevard. Gemtel Partnership, represented by Mr. William Sampson, has an option to acquire the former nursery and is preparing plans for a "community size" shopping center. In July, 1983, an environmental consulting firm, Environmental Impact Planning Corp. (EIP) was contracted with to prepare a Draft Environmental Impact Report. This Draft EIR was completed in November and circulated for comment as required by the California Environmental Quality Act. On December 8, 1983, the Planning Commission held a combined public hearing on the Draft EIR and on the rezoning and planned unit development applications. That evening the Planning Commission closed the public hearing on the Draft EIR so that oral comments made could be responded to and incorporated into the Final EIR. The public hearing on the project applications was kept open and continued to January 12, 1984, and then further continued to January 26th. Public testimony on the applications was taken on all three hearing dates.

DESCRIPTION OF PROPOSAL

The proposed development consists of a series of commercial buildings with a total of 282,800 square feet and intended for a variety of retail, service, and business office type uses. There would be several larger tenants, designated as "major" stores on the site plan, and additional stores and free standing pads. The applicant has reached agreement with Safeway Stores, Inc., Best Products, and Longs Drugs as tenants for those sites designated as "Major 1", "Major 2", and "Major 3". As yet, no tenant has been announced for "Major 4", but the applicant is negotiating with clothing store operators for that location. The areas designated on the plan as "stores" would be occupied by smaller retail outlets, including such things as restaurants, business services and offices, and small shops. The free standing pads near the perimeter of the property are anticipated to be sites for restaurants, financial offices, and similar uses. The easterly portion of the site, which is designated as Phase III on Exhibit A, has been retained under the control of Mr. Dan Shinoda, the present property owner, with the expectation he will develop

it with a store for the retail and wholesale sales of plants and flowers, florist supplies, and related items. In the event Mr. Shinoda does not proceed with such a development, the site will be developed by the Gemtel Partnership as part of the overall shopping center. In any event, the entire site will be integrated in terms of parking, circulation, overall design and appearance, etc.

Principal access to the site would be from major driveways opposite Fargo Avenue on the Washington Avenue frontage and opposite Tropic Court on the Lewelling Boulevard frontage. There will also be secondary driveways from Lewelling Boulevard as indicated on the site plan. Parking will be concentrated primarily in the center of the site, with the commercial buildings grouped around it. Total parking on the site is 1,420 spaces for 282,800 sq. ft. of gross floor area. This results in a ratio of 1 space for each 199 sq. ft. of gross floor area which is just under the San Leandro parking requirement for retail sales of 1 space for each 200 sq. ft. This amount of parking should be quite adequate for this type of center. The perimeter of the site and the ends of aisles, etc. within the site will be landscaped. Loading and service areas are concentrated primarily between the long building parallel to the Nimitz Freeway and the freeway itself. The site is a very prominent corner and is especially visible from the freeway because at this location it is elevated above the grade of the center.

It should be noted that the San Lorenzo Japanese Christian Church, a separate parcel located on the north side of Lewelling Boulevard, will remain in its present location and be surrounded by the center. The church has reached agreement with the developer to provide for an access to the church parking from the shopping center entry driveway next to the church property in lieu of access directly to Lewelling Boulevard.

SIGNIFICANT IMPACTS AND COMMUNITY CONCERNS

The Final EIR, which accompanys this memorandum, includes a discussion of the various potential impacts of this project on the community. These are summarized in the green summary pages of the Draft EIR which is bound into the Final EIR. The two most important concerns considered by the Planning Commission in its review of the project were the appropriateness of the commercial land use and the traffic impacts of the project on the vicinity.

With respect to land use, the Planning Commission concluded that this type of commercial use was the most appropriate use of the site given the site's limitations and the comparison of impacts discussed in the EIR. The very high noise levels, air quality concerns, and peaking characteristics of residential traffic make the site inappropriate for the higher density residential use which would be necessary to economically develop the property. Developments of the site with commercial office space as an alternative use also has serious drawbacks. Offices would also be sensitive to the high noise levels on the site and, more important, the extreme peaking characteristics of office employment traffic would result in more severe impacts on the abutting streets and freeway interchange system. Of the potential alternatives, retail commercial use would

be the use most compatible with the environmental limitations on the site, the use most able to pay the cost of mitigating the traffic impacts, and the use which would result in the best fiscal balance for the City of San Leandro. The applicant's very favorable response from prospective tenants supports the site's viability as a commercial location.

The major concern with respect to the project is the impact on the traffic conditions in the vicinity. At present the traffic volumes on the frontage streets and on many of the streets serving the area are very high, especially at the p.m. peak hour. Some of the intersections in the vicinity of the project are operating at levels of service E and F, levels which are generally considered unacceptable. The specific traffic problems, project impacts and mitigation to reduce impacts are described in detail in the Final EIR. The comments on the Draft EIR and the testimony at the three hearings describe the community concerns with respect to present and potential traffic problems.

The Commission, in reviewing the project, did note that major new development on this property is essential to obtaining the widening along the Washington and Lewelling frontages and the improvement of the Washington and Lewelling intersection to the extent needed to make it function at an acceptable level of service. In several other locations in San Leandro a major new development at an intersection with traffic problems has been the key to street improvements which have significantly upgraded the traffic performance at the intersection. For example, the Marina/Merced intersection, the Washington/Halcyon intersection, and the extension of Fairmont Drive from East 14th Street to Hesperian Boulevard are in this category.

This project, because it is located near the edge of the City, results in impacts outside of the City of San Leandro. Consequently other jurisdictions besides the City are involved in resolving traffic problems. Both the State (Caltrans) and Alameda County have jurisdiction over streets or ramps affected by the project. This factor complicates the problems of assuring mitigation is undertaken. Based on the information available, the Commission has recommended that the applicant be required to make improvements on his property frontages and the Commission has recommended the City and County work together to resolve the approach to improvements outside the City's jurisdiction. The Commission believes that if the project is required to provide its reasonable share of traffic improvements in the vicinity, it will result in significant improvement in the existing situation.

RECOMMENDATION

After careful consideration of the project at three public hearings and review of the Draft and Final EIR's, the Planning Commission recommends that the Reclassification and General Development Plan be approved, subject to the attached conditions for the Planned Unit Development. The conditions recommended for this project are unusually extensive. This reflects both the size and complexity of the project and the fact that the project had been given close

scrutiny by staff, community and Commission through the review and hearing process.

Lee Ness

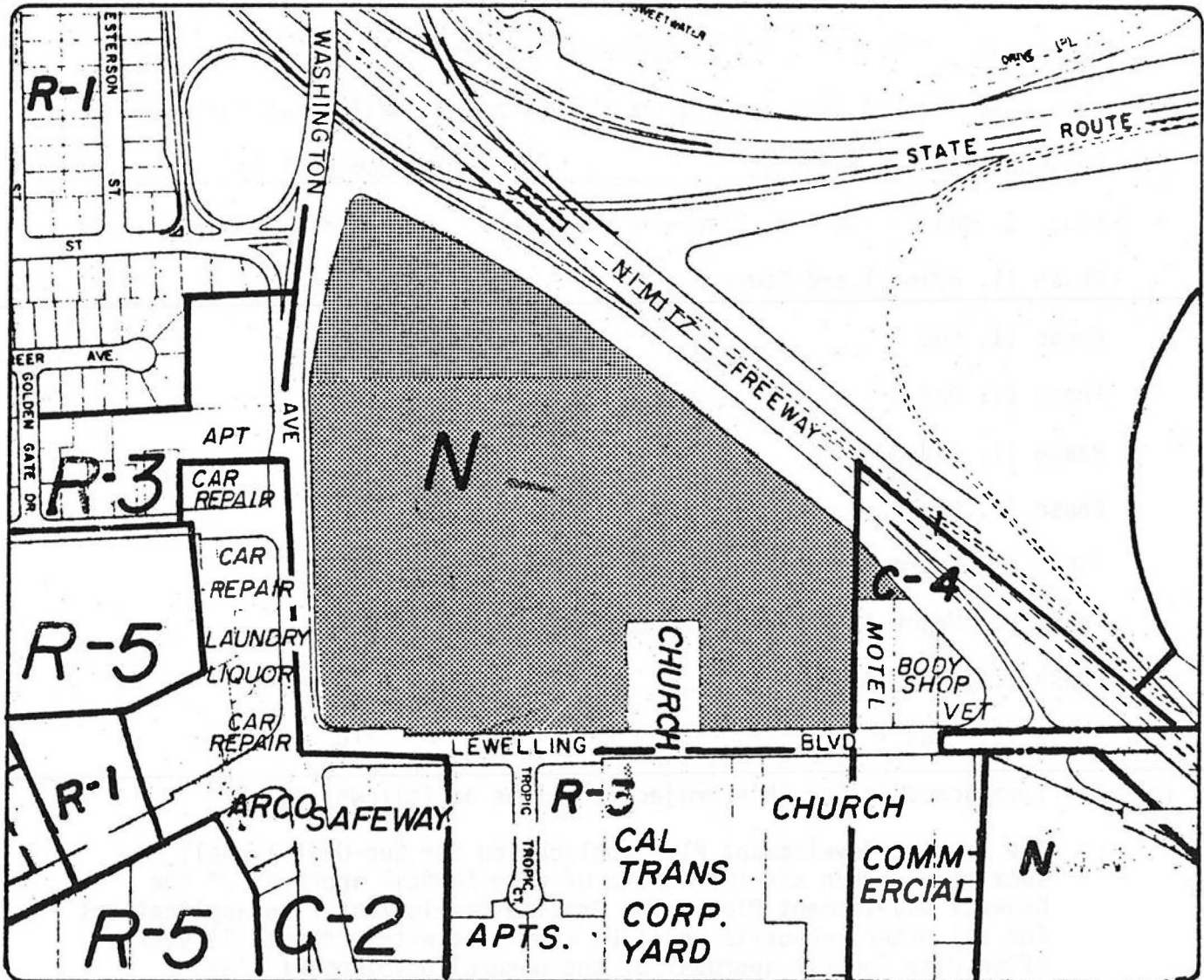
Lee Ness, Chairman
San Leandro Planning Commission

- Attach:
- (1) Vicinity Map
 - (2) Conditions of approval for PD-83-3 as recommended by Planning Commission, dated January 27, 1984
 - (3) Excerpts of Planning Commission minutes: Mtgs. of Dec. 8, 1983, and Jan. 12 and Jan. 26, 1984.
 - (4) Ltr. of Jan. 23, 1984, from San Lorenzo Japanese Christian Church (Dan Jow, Gene Oda)
 - (5) Final EIR as revised Feb. 1, 1984 (NOTE: the Final EIR, which incorporates the Draft EIR, is separately bound and transmitted)
 - (6) Ltr. of Jan. 19, 1984, from San Lorenzo Village Homes Assoc.

MHV:vw

VICINITY MAP

showing existing land use & zoning



Legend:

- SINGLE FAMILY RES.
- ② TWO FAMILY RES.

- ◻ MULTIPLE FAMILY RES.
- ◻ SUBJECT PROPERTY

SCALE: 1" = 200'

DATE: 11-30-83

A-83-108
PD-83-3



CONDITIONS RECOMMENDED BY PLANNING COMMISSION

for PD-83-3 (General Development Plan - Greenhouse Market Place
January 27, 1984

Conditions:

- (a) Initial and substantial compliance with the following exhibits:

Exhibit A - Site Plan, dated January 19, 1984

Exhibit B - Elevations and Sections, Dated December 1, 1983

- (b) The sub-units for this planned unit development shall be as follows:

<u>Designation on Exhibit A</u>	<u>Sub-Unit No.</u>
Phase I, Majors 2 and 3, Stores A and B	1
Phase II, Major 1 and Store F	2
Phase II, Pad 1	3
Phase II, Pad 2	4
Phase II, Pad 3	5
Phase II, Pad 4	6
Phase II, Store E	7
Phase II, Major 4, Stores C and D	8
Phase III, Main Building	9
Phase III, Pad 1	10

- (c) The time schedule for this project shall be as follows:

The Precise Development Plan application for Sub-Unit 1 shall be submitted within six (6) months of City Council approval of the General Development Plan. The Precise Development Plan applications for all other sub-units shall be submitted within three (3) years after City Council approval of the General Development Plan.

- (d) Upon demolition or removal of existing structures on the site, the cleared area shall be maintained in a generally neat and orderly manner, free of weeds, litter, and debris.
- (e) Upon completion of Sub-Unit 1, any remaining sub-unit on which construction has not yet started shall be kept in a neat, letter-free, weed-free manner, with either turf or closely mowed natural vegetation.

(f) Uses permitted without modification of this planned unit development approval shall include the following:

- For Spaces Designated for "Major Tenants": Large retail uses, such as supermarkets, drug and variety stores, department stores, catalog stores, etc.
- For "Main Building" in Phase III (Sub-Unit 9): Retail and wholesale sales of floral supplies, cut flowers, decorations and related items, in addition to those uses permitted in "Major" tenant spaces.
- For Spaces Designated as "Stores": Retail sales; restaurants, including sandwich, donut, ice cream or similar food service; business services, such as real estate, insurance, tax services, etc.; personal services, such as beauty shops, barbers, travel agencies, dry cleaners, etc.; professional offices, including medical, dental and legal offices, with the specific limitation that "Store E" shall not include fast food restaurants.
- For Separate Building Pads: Financial institutions, restaurants, retail sales, professional or business offices.
- For the Entire Center: Outdoor sales of the "sidewalk days" special promotion type; sales from displays placed outside of stores and removed daily, such as flowers; and outdoor sales at locations so identified on the site plan may be conducted subject to any City of San Leandro requirements pertaining to public safety.

The following uses shall specifically not be permitted unless expressly authorized by modification of this approval, following required public hearings:

Bowling alleys, skating rinks, or similar large, recreational uses; video or game arcades as a primary use or in excess of 20 games; retail sales based on a "warehouse" or minimal service and facilities basis; tent, truckload, carload, or similar large volume outdoor promotional sales.

- (g) The applicant shall provide in the covenants, conditions, and restrictions (CC&R's) that there shall be a single, unified management for the entire center which shall be responsible for the operation and maintenance of common areas, including parking and access drives, landscaping, area lighting, signing for the center as a whole, on-site security for the center, and similar matters of common concern to tenants of the center.
- (h) Any subdivision of the property shall conform to the intent of this zoning approval to assure coordinated, central management of the site and to permit compliance with the general conditions governing the maintenance and operation of the site.
- (j) The architectural design of all buildings in the center shall be generally consistent in terms of building materials, colors, shape, and proportion of structures, provision for signing, and landscaping treatment.

- (k) The appearance of the site from adjacent streets and freeways and from nearby property shall be of an attractive character. Special care shall be taken to assure that roof equipment is screened from view and that visible roof areas are given special architectural treatment. Any above-ground electric and gas meters, transformers, outside refuse storage areas, or other utility areas shall be screened from view by screen fences, walls or landscaping.
- (l) Any tenants in the center using substantial amounts of hot water, such as restaurants, health spas, laundries, etc., shall install a solar-assisted hot water system prior to occupancy.
- (m) All outside area lighting shall be high pressure sodium (hps) or other energy-conserving lighting approved by the City Engineer and shall be so designed and located as not to interfere with traffic on adjacent streets or freeways.
- (n) Any large trucks serving the shopping center (excluding pick-up trucks, vans, etc.) shall not be parked on the site between 9:00 p.m. and 7:00 a.m. except at a designated loading dock or in the space between the main building and State Route 17. Trucks not making delivery or pick-up at the site shall not be permitted to park or to have cabs or trailers on the site.
- (o) Prior to issuance of a building permit, applicant shall grant to the City right-of-way necessary for the widening of Lewelling Blvd. and Washington Ave. as designated on Exhibit A, dated January 19, 1984. Applicant shall construct improvements within the Lewelling Blvd. and Washington Ave. rights-of-way along the property frontage and the frontage of the property of the Japanese Christian Church of San Lorenzo including, but not limited to, curb, gutter and sidewalk, tie-in paving, street and traffic signing, electroliners, and new or modified traffic signalization at Tropic Court and Lewelling, Washington and Lewelling and Fargo and Washington, all in accord with the standards and requirements of the City Engineer.
- (p) Details of screening and noise reduction for all exterior or roof mounted equipment, including gas compressors, electrical transformers, etc., but excluding solar energy collector panels, provided they are integrated into the overall roof design shall be shown on all Precise Development plans.
- (q) All four sides of building elevations shall be given comparable architectural treatment. Details shall be shown on all Precise Development plans.
- (r) Details of any proposed free-standing or roof signs and specific sign locations for wall, canopy or under-canopy signs shall be shown on all Precise Development plans. Signs for the center as a whole and a coordinated sign program for the site shall be included with the Precise Development Plan for Sub-Unit 1 to assure consistency of signing among sub-units and tenants. Major signs shall be designed to conform to the prevailing materials and colors used on the site.
- (s) Exterior aluminum doors and window trim shall be dark anodized aluminum.

- (t) Provision for bicycle parking, shopping cart storage, and newspaper vending racks shall be made in site plans. Details shall be shown on all Precise Development plans.
- (u) Proposed walls or fence treatment at all boundaries other than City of San Leandro streets shall be shown on Precise Development plans.
- (v) Details of provision for fire hydrants or other fire suppression water supply shall be shown on all Precise Development plans.
- (w) Details of any automated teller machines shall be shown on all Precise Development plans.
- (x) Location of all parking stalls and ramps for handicapped persons shall be shown on all Precise Development plans.
- (y) Details of screening treatment for all loading, storage, refuse or mechanical and utility areas shall be shown on all Precise Development plans.
- (z) All landscaping shall be irrigated by an automatic sprinkler system and shall be maintained in a neat, weed-free and healthy, growing condition at all times. Plant material shall be selected which is drought resistant and irrigation systems shall be designed to reduce water usage.
- (aa) The entire site shall be maintained in a neat, litter-free manner at all times. Damaged paving or curbing shall be promptly repaired. Any graffiti on building walls, fences, etc. shall be promptly removed or painted over.
- (bb) All buildings in the project shall have an automatic fire-suppression sprinkler system in accordance with the requirements of the San Leandro Building and Fire Codes.
- (cc) The property owner(s) shall post the property as necessary to permit enforcement of City codes if so requested by the City of San Leandro.
- (dd) The property shall be graded and drained in accordance with the requirements of the City Engineer. A geotechnical report shall be prepared prior to grading or construction and the recommendations contained therein shall be incorporated in grading and construction plans. Provisions for control of particulate matter (dust) shall be included in grading and construction plans.
- (ee) The shopping center management shall provide for on-site security personnel during hours the center is open and for periodic patrol of the property when the center is closed.
- (ff) The applicant shall conduct soil surveys, in accord with the State Dept. of Health requirements, to determine whether there are any hazardous materials (such as pesticide residue) in the soil on the site and if any are found, shall follow State Dept. of Health procedures to mitigate contamination.

- (gg) In the event archaeological resources are discovered during construction, work shall be suspended and a qualified archaeologist called in to examine the findings and to recommend appropriate mitigation.
- (hh) Construction noise shall not exceed levels set forth in the General Plan Noise Element as "unacceptable" for specified land uses (residential, commercial, office, etc.), unless ambient noise levels already exceed "unacceptable", in which case construction noise levels shall not exceed ambient noise levels. Buildings shall be designed to result in interior noise levels of 55 dba or lower.
- (ii) The Precise Development Plans for each sub-unit shall include detailed building elevations showing proposed color and materials.
- (jj) Prior to issuance of building permits the applicant, or developer of each sub-unit, shall consult with the San Leandro Police Dept. regarding security measures for the building and use.

EXCERPT OF PLANNING COMMISSION MINUTES, MEETING OF DECEMBER 8, 1983

Items 4 (b), (c), and (d):

- (b) A-83-10; Rezone from N (Nursery) to N-PDC (Nursery-Planned Development Combining); and
- (c) PD-83-3 (General Development Plan); Planned Unit Development for a 295,000 gross square foot shopping center on a 25 acre site; property bounded by Lewelling Blvd. on the south, Washington Avenue on the west and the Nimitz Freeway (State Route 17) on the northeast; Gemtel Partnership; AR#12495; and
- (d) Draft Environmental Impact Report (EIR) on items 4 (b) and (c), above.

The Secretary explained the proposed procedure for conducting the joint hearing on the three matters. He announced that the public hearing on the Draft Environmental Impact Report (EIR) was expected to be closed at the meeting of December 8, 1983, so that comments could be taken and responses to them prepared for the Final Environmental Impact Report. The hearings on the rezoning and planned unit development were recommended to be left open and continued to the next regular Planning Commission meeting of January 12, 1984.

The Secretary then explained in greater detail the proposed development and its relationship to property in the vicinity.

Mr. William Sampson, representing EGS Metro/Gemtel Partnership and applicant on the project, then reviewed the background of his firm. He explained that they had been developers of community-size shopping centers for approximately 25 years and had developed over 100 such centers in 25 western states. He said their experience in the early stages of this development had been very favorable and he was prepared at this time to publicly announce that they have reached agreement with Best Products, a catalog store, Safeway Stores, Inc., and Longs Drugs as tenants of the sites designated Majors 1, 2, and 3. He said the site designated as Major 4 was not yet under agreement but negotiations with two soft goods retailers were well underway. The remaining shops and free-standing pads, he said, would be leased to various retail, service, office and restaurant uses.

He explained that the overall design theme was intended to reflect the past use of the site as a greenhouse and nursery business. He also said that Best Products was proposing one of its "unique" store designs for the site, although it would still be in keeping with the general "greenhouse" theme.

He said his firm hoped to have the approval process and lease negotiations completed so that construction could start in late summer, 1984, with store openings in the second quarter of 1985, if possible. He said the interest in the site on the part of retailers has been extremely high and, in fact, tenants had sought them out. He said this strong interest showed the property was well suited to retail commercial use and it should be a successful retailing site. A successful site, he noted, is much more likely to be well-maintained and a credit to the surrounding community.

M (Croosk, S (Hesseltine) and C unanimously that PD-80-4 (PDP - 1st. Mod.) be approved with the additional condition (d) as read by the Secretary and with the option of putting in the conduit, subject to approval of the City Engineer.

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Commissioner Crooks said he saw a number of advantages to the community from the proposed development but noted there would also be some trade-offs for those advantages. In particular, he requested that attention be given to the possible impacts of traffic from the project on the off-ramps from the Nimitz Freeway closest to the site.

Commissioner Pretto asked Mr. Sampson if he or his firm had developed similar projects in the Bay Area. Mr. Sampson replied that the most recent project generally comparable to this is a project in Pinole, on Appian Way, on a slightly larger site.

Commissioner Hesselstine asked Mr. Sampson whether he felt the traffic distribution shown in Figure 5 of the Draft EIR was a correct analysis of customer traffic based on his experience in retail development. Mr. Sampson replied that the distribution, done by a traffic engineering consulting firm, was consistent with what he believed would occur. Commissioner Hesselstine said it appeared to him the percentage of traffic assigned to the freeway approaches might be small, because the principal trading area would be the nearby communities.

Commissioner Ness asked whether the percentage of compact car parking stalls shown, at 23%, was not low when compared with the approximately 50% ratio of compact to large cars in California. The Secretary explained that in a retail development of this nature, it was desirable to have the number of compact stalls somewhat less than the actual demand, and to have them located in lower priority areas on the site so that large cars would not be inclined to use the smaller stalls.

Chairman Ness then announced that there would be a 10 minute recess to permit members of the Commission and persons in the audience to review the exhibit drawings brought in by Mr. Sampson.

Upon reconvening, the Secretary reviewed the Draft EIR, including reviewing alternative land uses for the site and the specific mitigation measures recommended to offset project impacts.

Commissioner Hesselstine asked regarding the timing of the proposed ramp connection from State Route 238 to southbound on State Route 17 (Nimitz Freeway). The Secretary replied that environmental and design studies were getting underway and it is possible construction could start in 1986. Commissioner Hesselstine said that, from the Draft EIR, it appeared the connection would have a significant beneficial impact on the surface streets that now provide the connection and would help the offramp intersection at Washington Avenue and the Lewelling/Hesperian intersection to function better.

Mr. Dan Low, of the San Lorenzo Japanese Christian Church on the north side of Lewelling Blvd., said Mr. Sampson had met with church leadership on the evening of December 6. He explained that they had reviewed the project carefully with Mr. Sampson and, in addition to the general traffic and noise impacts, had three principal concerns. These are: (1) that there be no fast food type restaurant next to church property; (2) there be no loading or delivery area adjacent to or facing church property; and (3) that if they lose some of their property for the widening of Lewelling Blvd. that the applicant provide an offsetting amount of property so there would be no net loss to the church.

Mrs. Audrey Albers, 2037 Marina Court, San Leandro, and a member of the Mulford Gardens Improvement Assoc., asked the basis for having the hearing on both the Draft EIR and project at the same time. Secretary Vitz replied that this was consistent with the California Environmental Quality Act which encourages public hearings on Draft EIRs. He pointed out that the Draft EIR could have been the subject of a separate hearing but the EIR and project, in this case, are very closely related and to distinguish between the two would be difficult. Mrs. Albers said the homeowners organizations had not been consulted in the preparation of the Draft EIR and she felt insufficient time was being allowed for review of the project. The Secretary explained that the 30 day comment period would extend through December 22 and that Planning Commission action would not occur until January with City Council action not until early February.

Mr. John Lane, 1574 Graff Avenue and owner of property on the south side of Lewelling Blvd. easterly of the subject property, asked about the effect of increased traffic and street widening on access to property on the south side of Lewelling. He said he had no objection to the project or use as such, but was concerned only that the present turning problems on Lewelling not be made worse. He noted that he had asked to have parking removed in front of his own property because it was hazardous to people entering and leaving the site. He also questioned whether the underpass under the Nimitz Freeway on Lewelling Blvd. was of sufficient width to accommodate the traffic.

Mr. Dan Arellano, Traffic Engineer, responded by pointing out that the widened Lewelling Blvd. was proposed to have a two way left turn lane in the center to allow safe left turns into and out of the properties on both the north and south sides of Lewelling Blvd, east of Tropic Court. He said the Nimitz Freeway overpass is wide enough for four lanes, two in each direction, and that should be sufficient since no turning lane is needed in that area. Secretary Vitz explained that starting near the east side of Mr. Lane's property, Lewelling Blvd. is in the unincorporated portion of Alameda County and coordination with the County is necessary for any street work in that area.

Marjorie Burke, 974 Trojan Avenue, asked what impact the traffic from the project would have on the existing traffic situation on Fargo Avenue. She pointed out that there is a large apartment complex, elementary school, and church and senior center on Fargo near Washington Avenue and increased traffic could adversely affect those uses. She also said she hoped that the uses proposed for the shopping complex would be a benefit or service to the surrounding community.

Mrs. Joanne Mattoon, 3810 Monterey Blvd., said this same development firm had been the developer of the K-Mart site at Floresta Blvd. and Washington Avenue. She explained that, although her homeowners organization had opposed a K-Mart store on the site, the developer had been cooperative during the approval and construction process and in responding to the concerns of the neighborhood. She did say she felt the San Leandro community did not need any more discount or fast food type businesses and urged that they not be included in this project.

Carol Motta, 1490 Vining Drive, said she uses the Hesperian/Lewelling intersection in commuting every day and asked what would be done to improve conditions there. The Secretary replied that the intersection would require cooperation between the City and County and that the freeway to freeway ramp previously referred to would help it considerably. Also, the Draft EIR pointed out that there were some interim land and signal modifications which should also make the intersection work better.

Commissioner Pretto asked when the widening of the Nimitz overpass at Hesperian might occur, since it appeared to be an important factor in controlling the improvements at the Hesperian/Lewelling intersection. Mr. Vitz replied that the timing would be dependant upon Caltrans decisions and funding, but presumably it would be done in connection with a widening of the Nimitz Freeway southerly of State Route 238.

Commissioner Crooks said he was still concerned about the potential traffic safety and possible liability due to the increase in traffic in the area, including the ramp backup problem to which he had referred to earlier. He also noted that, if this development is successful, it is likely to encourage other more intensive development in the vicinity which will further increase the traffic impacts on the area. He said he felt the proposed major tenants were desirable stores that would be good anchors and promote a successful commercial development. He added that it appeared that the proposal was fairly acceptable to the community, based on the nature of the comments that had been brought up at the meeting and the responses to the developer in his meetings with community representatives.

Commissioner Shorum said he felt that the traffic impacts of the project had been adequately brought out in the Draft EIR and that they could be resolved through the cooperative efforts of the developer, the City, the County, and Caltrans.

Commissioner Ness said he would like to add to Mr. Shorum's remarks a request that staff be urged to pursue the cooperation with other agencies diligently.

Commissioner Hesseltine said he believed the Draft EIR was a thorough, fair and reasonable document. He stated that no project of this size could be built without some impacts on the surrounding community, but the project offered significant benefits and the impacts can be reduced or eliminated to a substantial extent. He cited the improvements on Halcyon Drive in San Leandro as an example of phased street work done in connection with several projects, including the K-Mart store, Washington Square residential development, Fairmont Square commercial development, and now the city widening of the remaining stretch near Hesperian Blvd. He pointed out that, if the commitment is made, it is generally possible to solve problems relating to this kind of development. He said it would be an excellent addition to the community and a source of sales tax and other revenues and benefits to the City.

M (Pretto), S (Perino), and C unanimously that the public hearing on the Draft EIR for the Greenhouse Market Place project be closed.

M (Pretto), S (Perino) that PD-83-3 and A-83-10 be continued to the January 12, 1984, regular meeting of the Planning Commission.

Commissioner Crooks suggested City staff review carefully the various easements and agreements, or CC&R's, relating to the property and to any parcels created and sold. He said this would be important to assure that the center functions as a unified operation.