

CONDITIONAL USE PERMIT

FOR RETAIL STORE

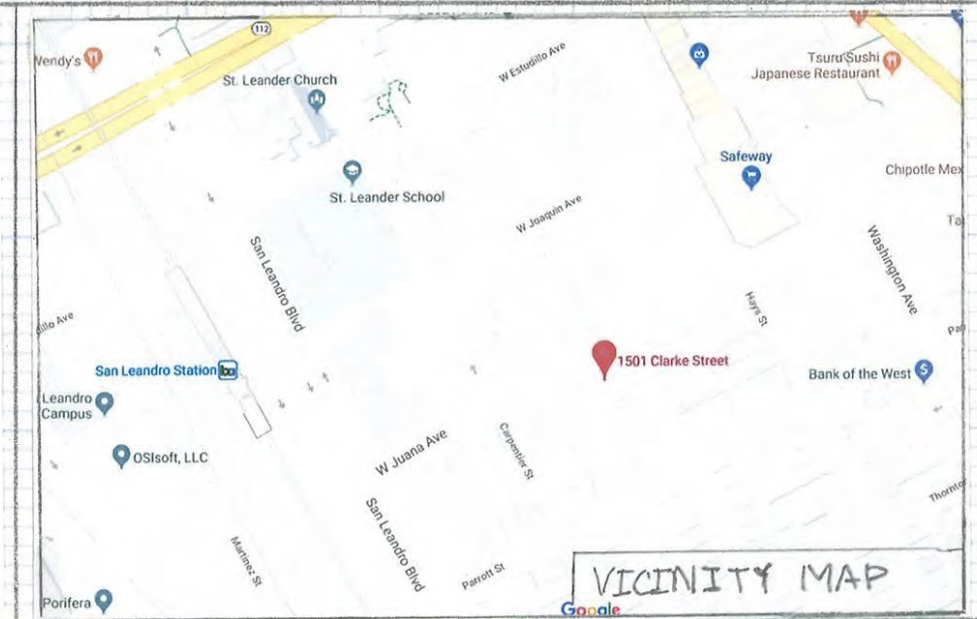
AT 1501 CLARKE STREET

SHEET INDEX

1. Cover Sheet
2. Existing Site Plan
3. Proposed Site Plan
4. Proposed Floor, Accessible Route, and Refuse Storage Plan
5. Elevations, Store Building
6. Elevations for Refuse Enclosure
7. Elevations, Store Section of Property with Fencing (1 of 2)
8. Elevations, Store Section of Property with Fencing (2 of 2)
9. Proposed Signs
10. Photos of Existing Building

SCOPE OF WORK

- Establish retail use in existing store building (720 SF)
- o Paint Signage
 - o Build code compliant (CBC-11) Entry Ramp, Landing and Doorway at side entrance
 - o Build enclosure and cover for refuse
 - o Replace cyclone fencing with picket fencing on north and east elevations
 - o Install solid fence separation between home and business portions of property on south elevation
 - o Establish proposed Green 24-minute parking space
 - o Business hours 9am – 7pm Monday thru Saturday



PROJECT DATA

- o Zoning: DA-3
- o APN: 075-0021-006-00
- o Lot Size 8381 SF
- o Current uses:
 - o Single Family House (1224 SF) with Garage (480 SF)
 - o Second Garage/storage bldg. (320 SF)
 - o Vacant Store (720 SF)
- o Occupancy Group B

APPLICANT PROCEDURE NOTES

- a. The applicant shall obtain an Encroachment Permit from the Engineering and Transportation Department for any work within the public right-of-way including the use of lifting equipment or the staging of materials. Barricades, traffic cones, and/or caution ribbon shall be positioned around any equipment or materials within the right-of-way to provide a barrier to public access and assure public safety. Any damage to the right-of-way improvements must be promptly repaired by the applicant according to City adopted standards.
- b. The applicant shall comply with the following high standards for sanitation during construction of improvements: garbage cans, construction dumpsters, and debris piles shall be removed on a minimum weekly basis. All food related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of in closed containers only and shall be regularly removed from the site. Inspections, conducted as part of the regular construction compliance, will be conducted to ensure compliance of the Applicant and contractors with this requirement.
- c. The applicant shall implement construction best management practices during construction to control erosion, keep sediment from leaving the project site and prevent storm water pollution. The applicant shall protect existing storm drain inlets and conveyances within the project area to prevent sediment from construction activities entering the storm drain system.

PLANS PREPARED BY:

Loren Diaz
 1285 Glen Drive
 San Leandro
 510-562-5611
Loren.diaz33@gmail.com

OWNER:

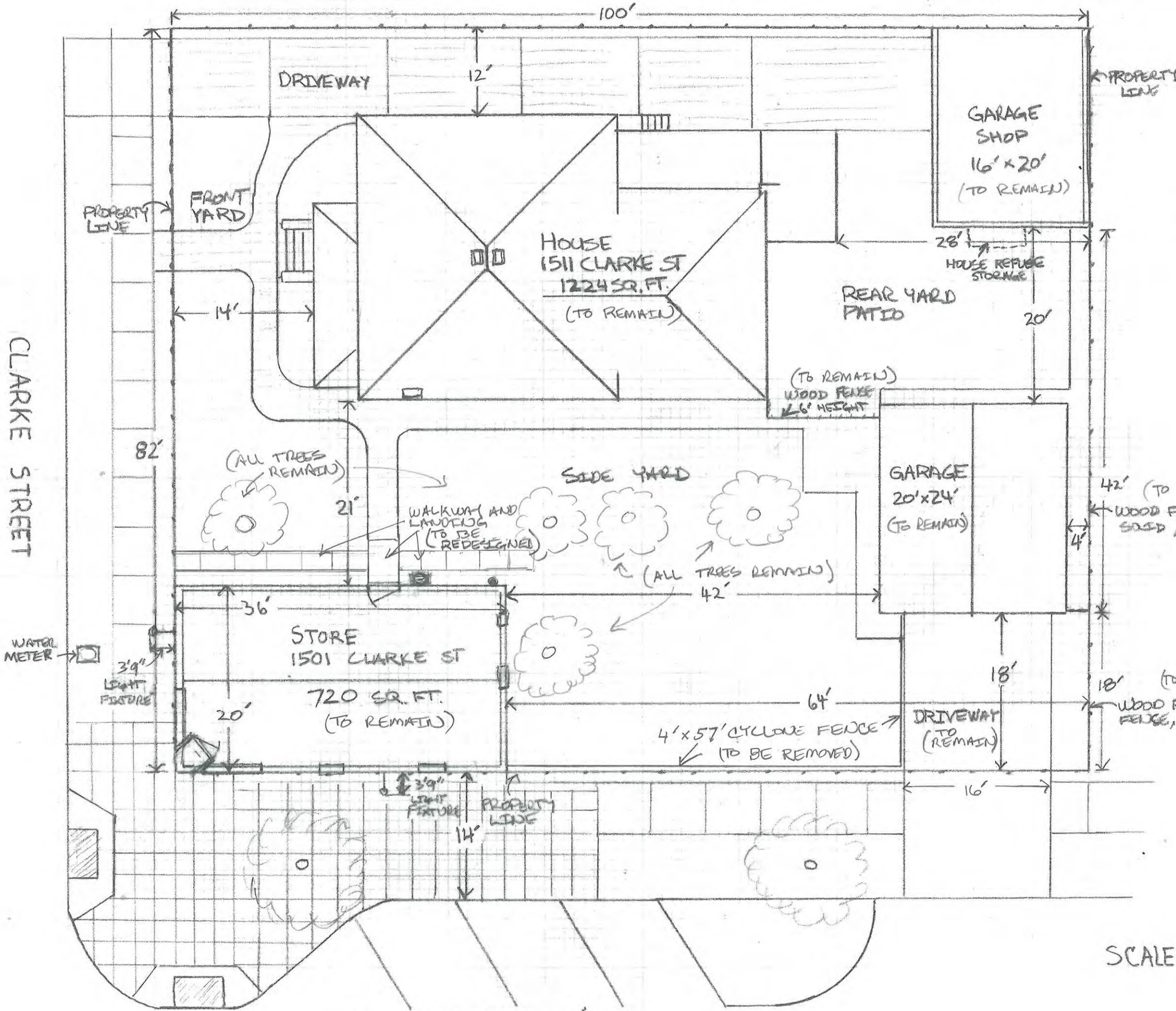
Margie Diaz
 148 Estabrook St.
 San Leandro
 510-357-7149

LOT COVERAGE

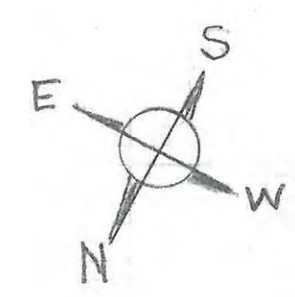
- o House = 1224 SF 14.6%
- o Garage = 480 SF 5.7%
- o Garage/Storage = 320 SF 3.8%
- o Store = 720 SF 8.6%
- o Total = 32.7%

CUP-RETAIL SALES
 1501 CLARKE ST.
 SHEET 1 OF 10

CLARKE STREET



EXISTING SITE PLAN
1501 CLARKE STREET
SAN LEANDRO

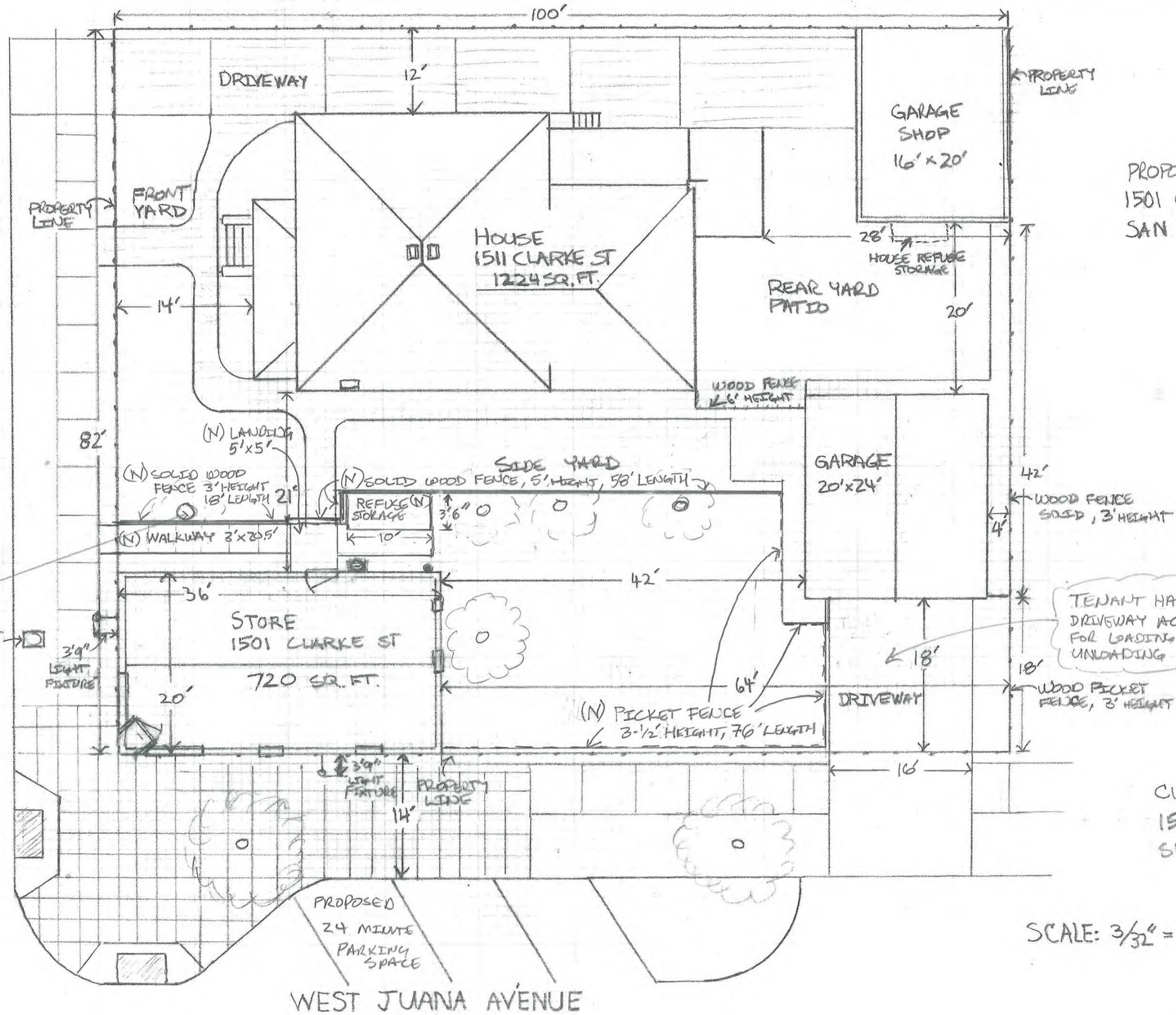


CUP-RETAIL SALES
1501 CLARKE ST
SHEET 2 OF 10

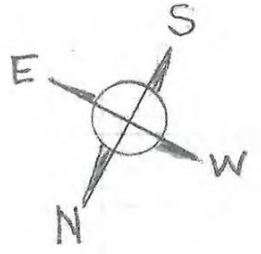
SCALE: 3/32" = 1'0"

WEST JUANA AVENUE

CLARKE STREET



PROPOSED SITE PLAN
1501 CLARKE STREET
SAN LEANDRO



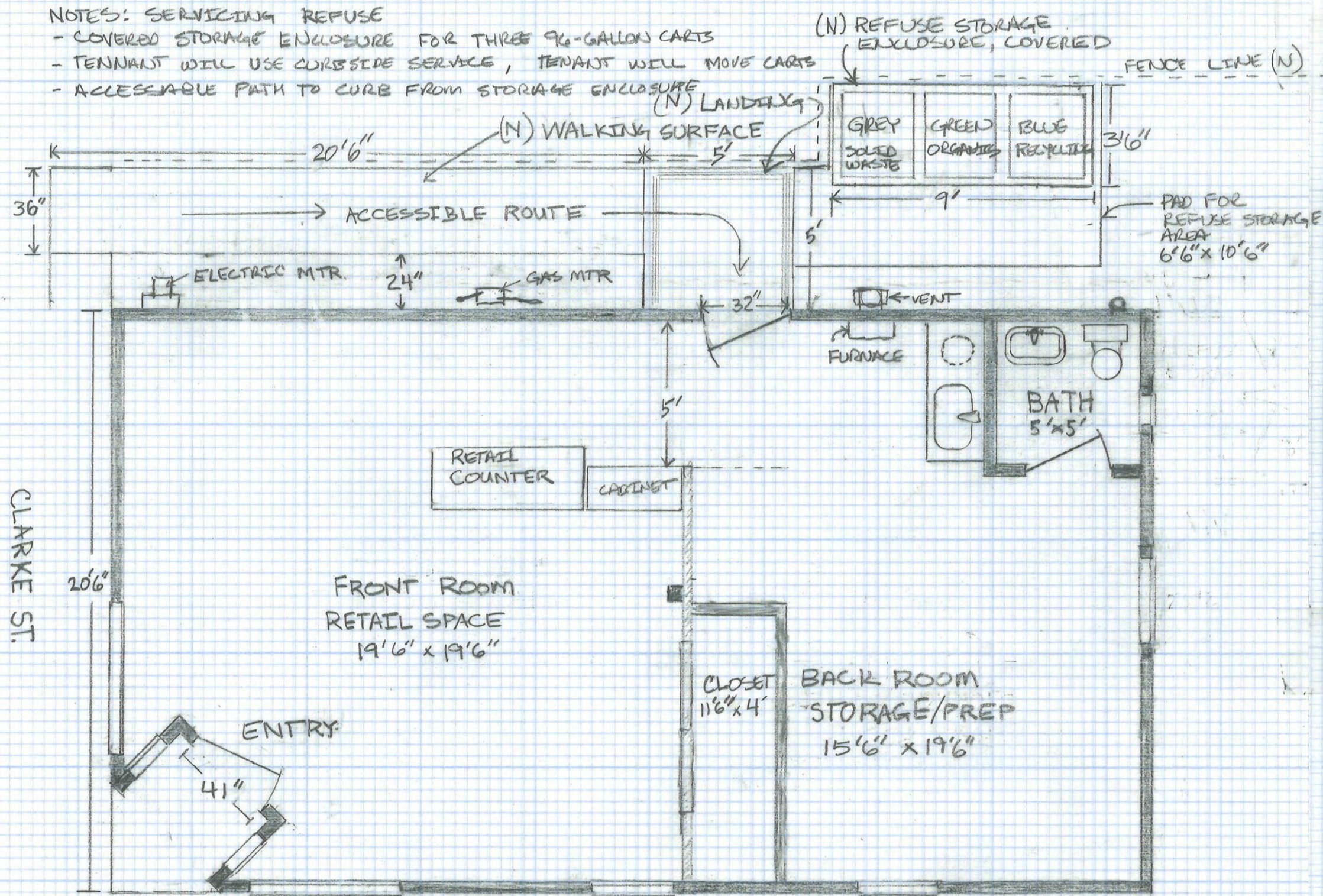
NOTE:
OLIVE TREE TO REMAIN.
62" PROVIDED FROM TREE STUMP TO BUILDING

TENANT HAS DRIVEWAY ACCESS FOR LOADING AND UNLOADING

CUP-RETAIL SALES
1501 CLARKE ST
SHEET 3 OF 10.

SCALE: 3/32" = 1'0"

- NOTES: SERVICING REFUSE
- COVERED STORAGE ENCLOSURE FOR THREE 96-GALLON CARTS
 - TENANT WILL USE CURBSIDE SERVICE, TENANT WILL MOVE CARTS
 - ACCESSIBLE PATH TO CURB FROM STORAGE ENCLOSURE



1501 CLARKE ST.
SAN LEANDRO
720 SQ. FT.

CLARKE ST.

WEST JUANA AVE.

SCALE: 1/4" = 1'0"

NOTES: ACCESSIBLE ROUTE

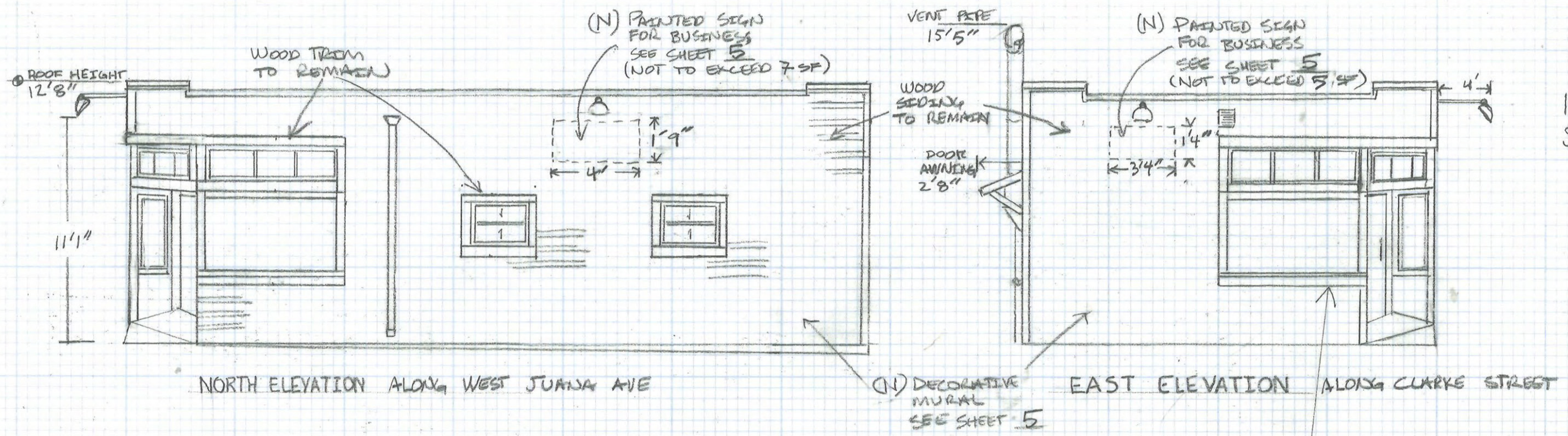
- WALKING SURFACE 1:40 SLOPE & LANDING SURFACE LEVEL WITH NO CHANGE IN LEVEL TO INTERIOR FLOOR.
- LANDING TO DOOR APPROACH, 24" BEYOND LATCH SIDE PARALLEL TO DOOR.
- DOOR LATCH OPERABLE PARTS REPLACED TO COMPLY WITH CBC 11B-309.

EXHIBIT D

PLN19-0047: CUP at 1501 Clarke St
BZA October 3, 2019

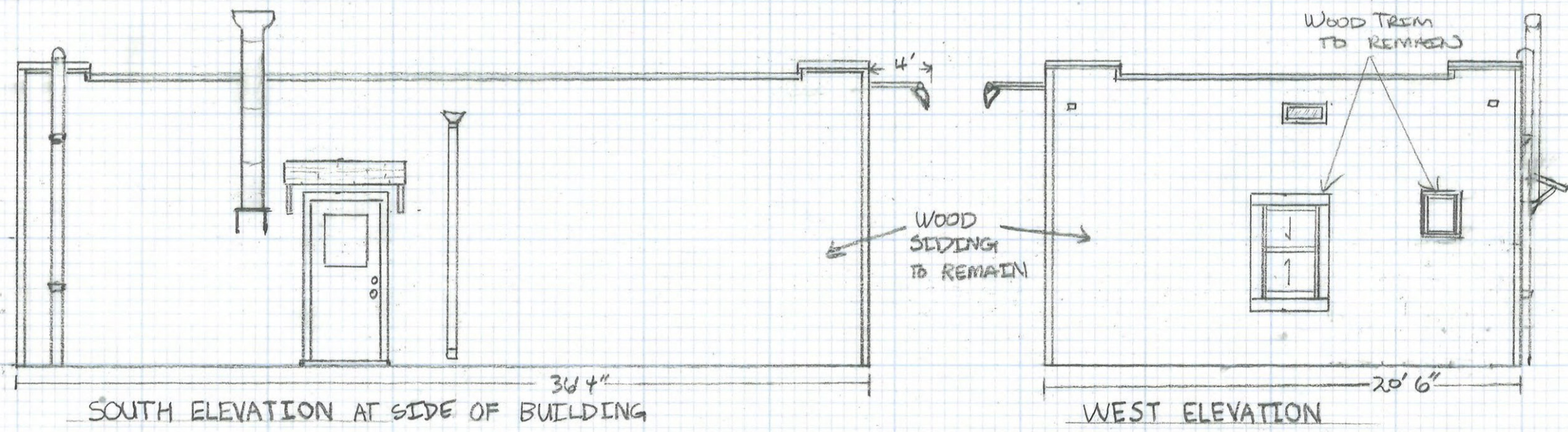
CUP-RETAIL SALES
1501 CLARKE ST
SHEET 4 OF 10

1501 CLARKE
 SAN LEANDRO



NORTH ELEVATION ALONG WEST JUNIPER AVE

EAST ELEVATION ALONG CLARKE STREET



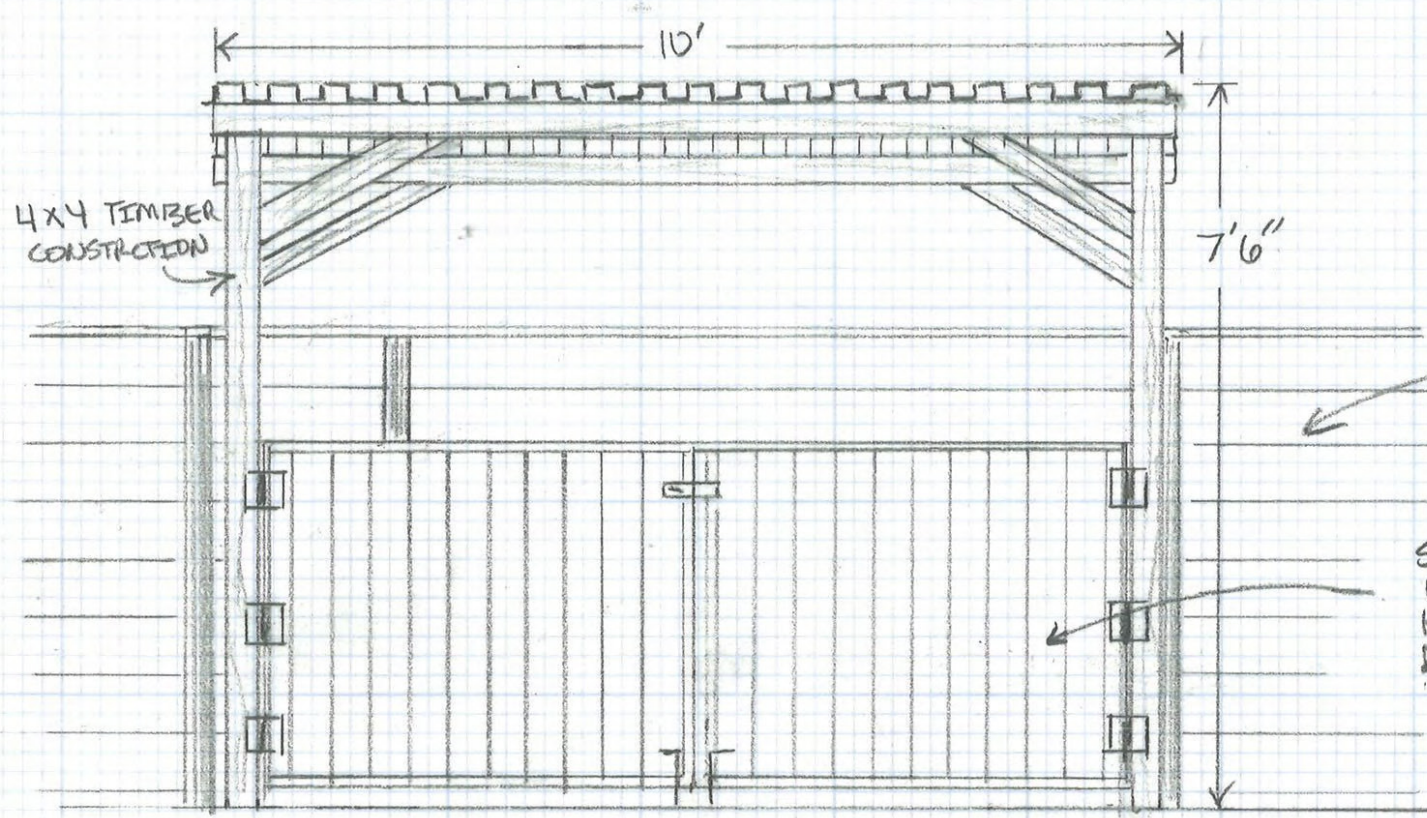
SOUTH ELEVATION AT SIDE OF BUILDING

WEST ELEVATION

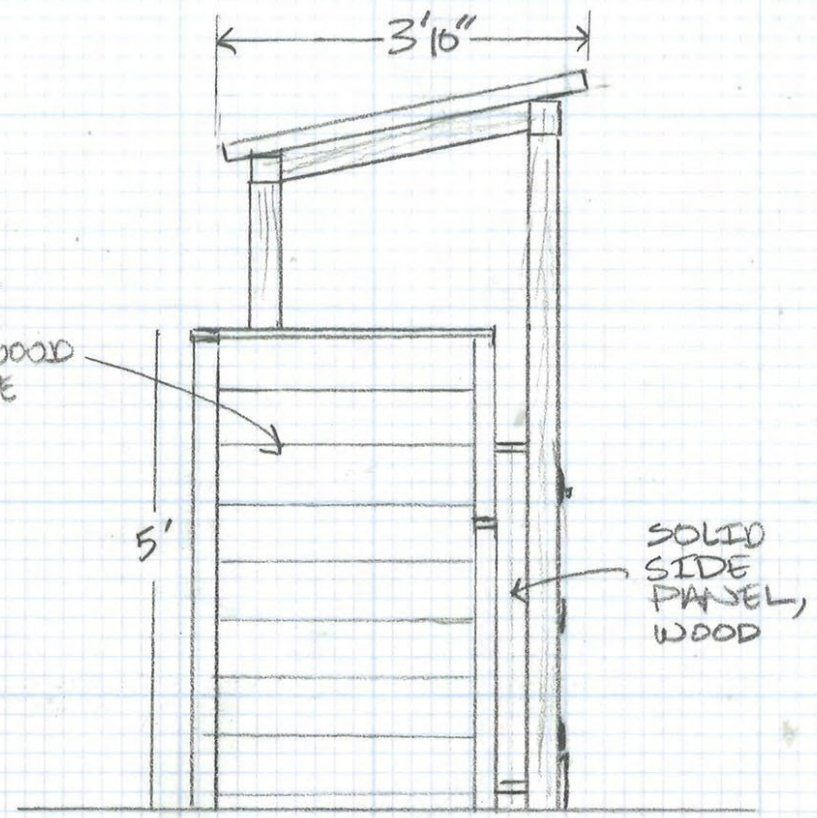
CUP-RETAIL SALES
 1501 CLARKE ST
 SHEET 5 OF 10

SCALE: 3/16" = 1'0"

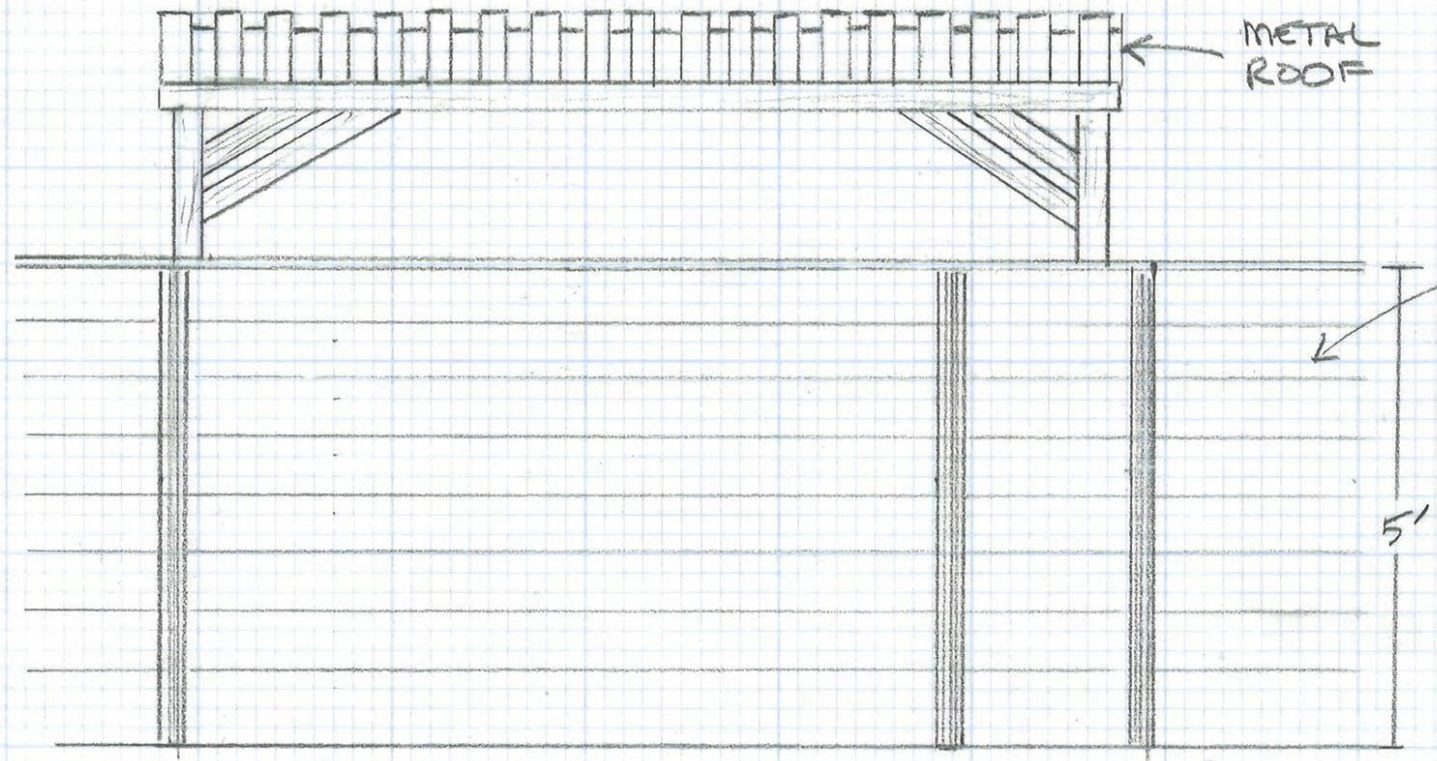
- NOTES:
- ALL BUILDING FEATURES EXISTING UNLESS OTHERWISE NOTED AS NEW (N)
 - RECENTLY PAINTED, ALL NEW ELECTRICAL SERVICE AND BUILDING WIRING



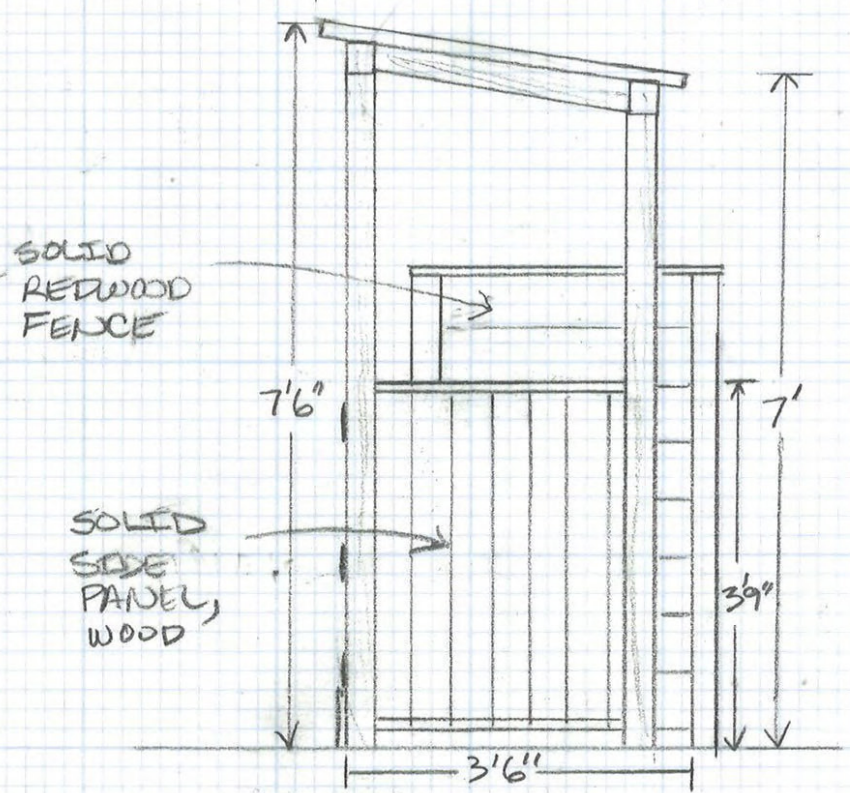
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

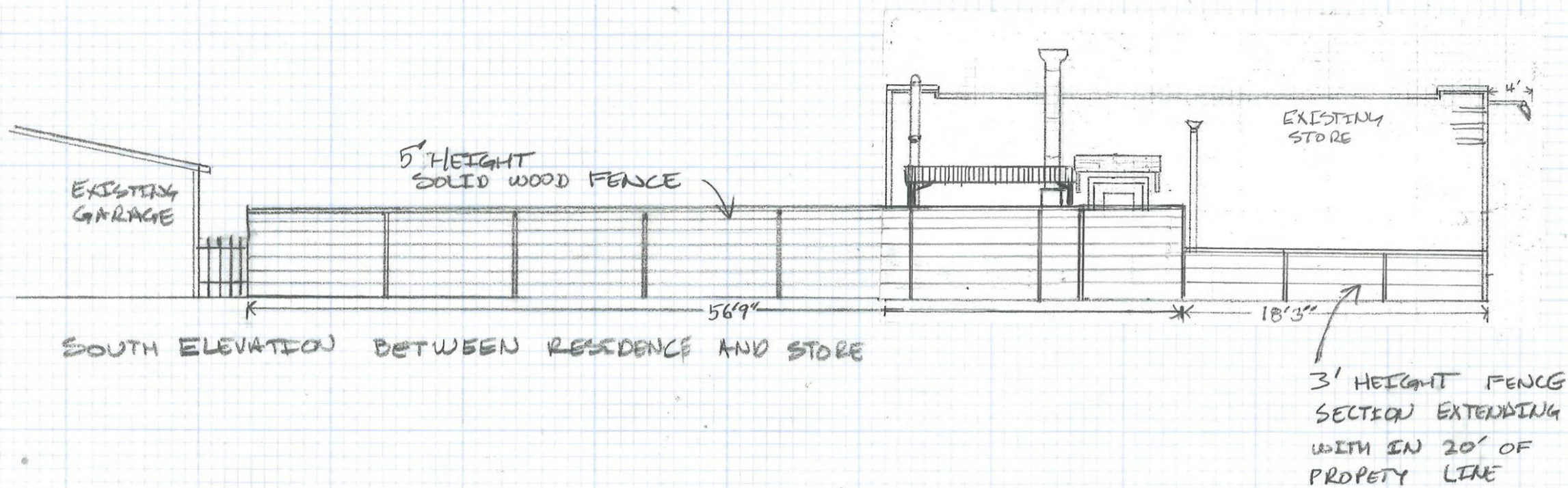
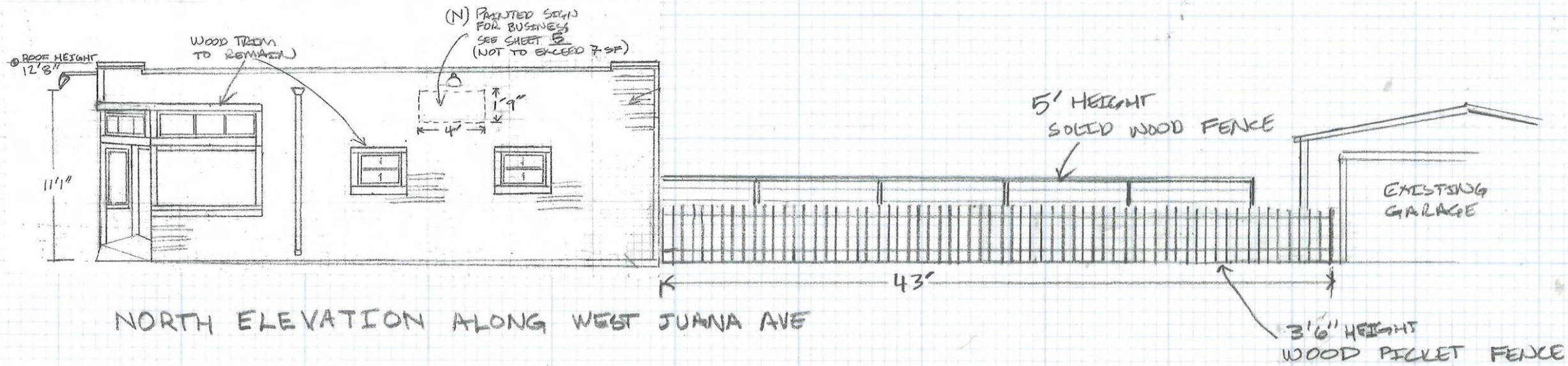
PROPOSED
REFUSE STORAGE
1501 CLARKE ST
SAN LEANDRO

CUP RETAIL SALES
1501 CLARKE ST.
SHEET 6 OF 10

NOTES:

- COVERED REFUSE CONTAINER STORAGE IS 9' W x 3'6" D x 7' H (INSIDE AREA DIMENSIONS)
- PROVIDES STORAGE FOR THREE 96-GALLON CARTS. (SOLID WASTE, RECYCLING, ORGANICS)
- WOOD AND METAL CONSTRUCTION

SCALE: 1/2" = 1'0"



SCALE 1/8" = 1'0"

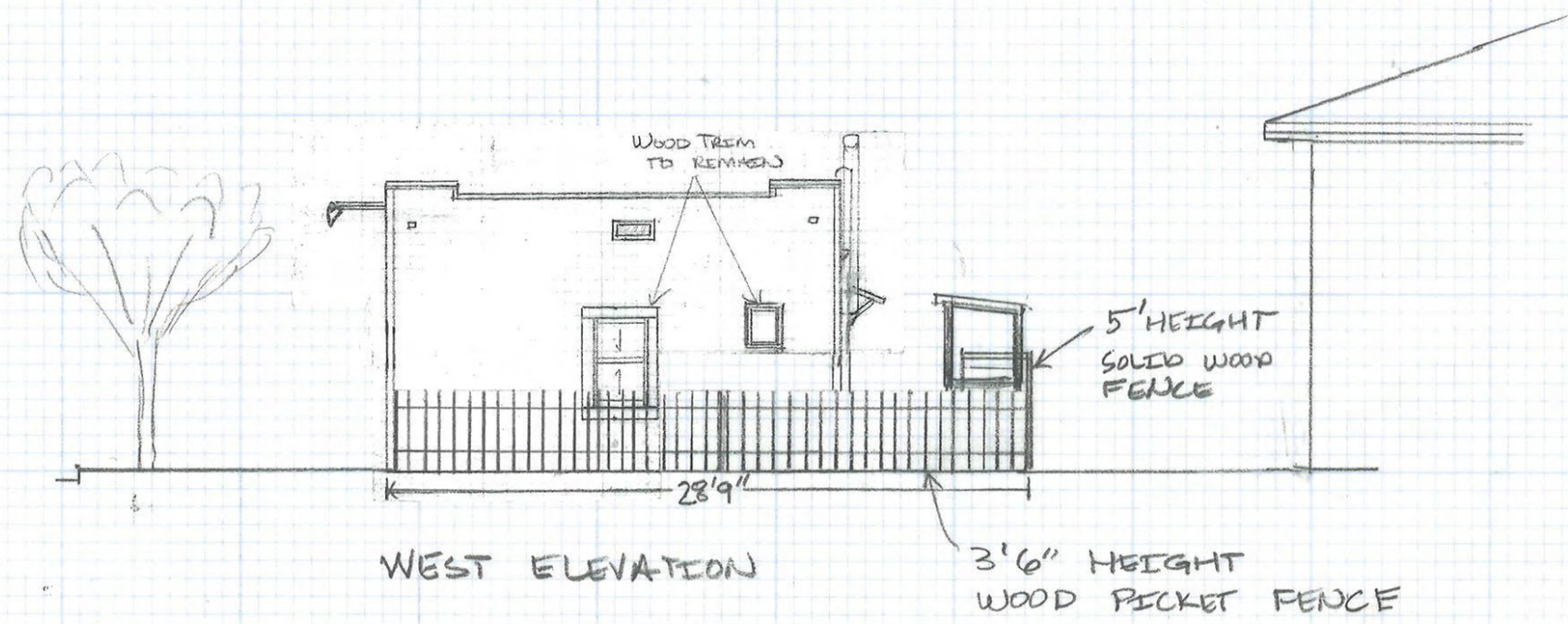
PROPOSED
FENCE ELEVATIONS
1501 CLARKE ST.
SAN LERANDRO

CUP RETAIL SALES
1501 CLARKE ST
SHEET 7 OF 10



EAST ELEVATION ALONG CLARKE STREET

PROPOSED
FENCE ELEVATIONS
1501 CLARKE ST
SAN LEANDRO

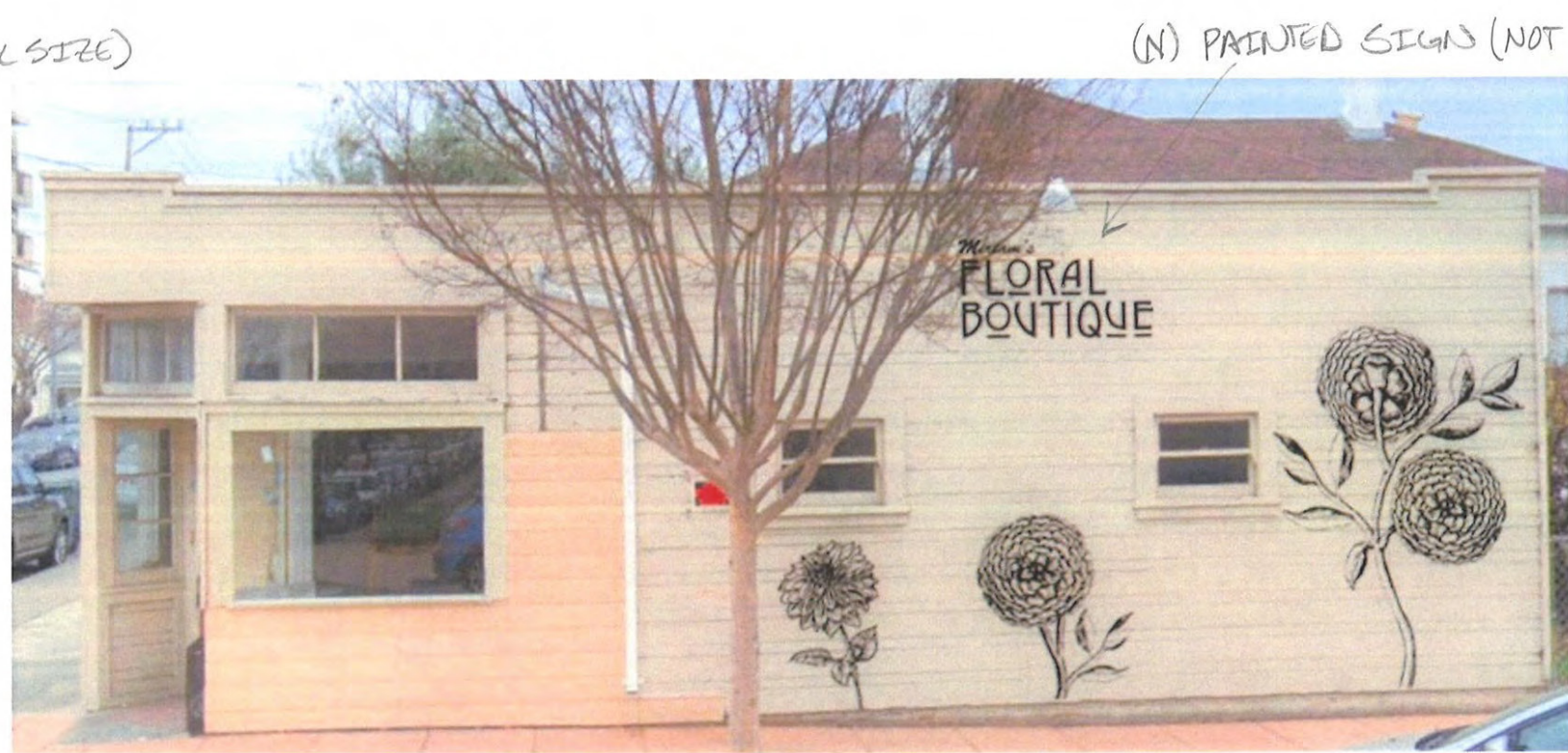


WEST ELEVATION

3'6" HEIGHT
WOOD PICKET FENCE

SCALE 1/8" = 1'0"

CUP RETAIL SALES
1501 CLARKE ST
SHEET 8 of 10



PROPOSED SIGN
 1501 CLARKE ST.
 SAN LEANDRO

EAST ELEVATION ALONG CLARKE ST.

NORTH ELEVATION ALONG WEST JUANA AVE.



NORTH EAST CORNER VIEW

- NEW SIGN PAINTED ON BUILDING, LIT BY EXISTING LIGHT FIXTURES.
- LETTERING FOR NEW SIGNS IS MAX. 12 INCH HIGH LETTERS
- TOTAL AREA FOR BOTH PAINTED SIGNS IS MAXIMUM 12 SQ. FT COMBINED. (IMAGES REPRESENT LOCATION, NOT ACTUAL SIZE)

CUP - RETAIL SALES
 1501 CLARKE ST.
 SHEET 9 OF 10



NORTH ELEVATION ALONG WEST JUANA AVE.



EAST ELEVATION ALONG CLARKE STREET



(N) LANDING (N) WALKING SURFACE
SOUTH ELEVATION AT SIDE OF BUILDING,



WEST ELEVATION AT REAR OF BUILDING

EXISTING BUILDING

1501 CLARKE STREET

SAN LEANDRO

CUP - RETAIL SALES

1501 CLARKE ST

SHEET 10 OF 10