

**APL15-0001; Appeal of two conditions of approval
in an approved Site Plan Review, PLN2014-00028,
to construct a new 161,200 square foot warehouse
building at 1717 Doolittle Drive**

City Council
April 20, 2015

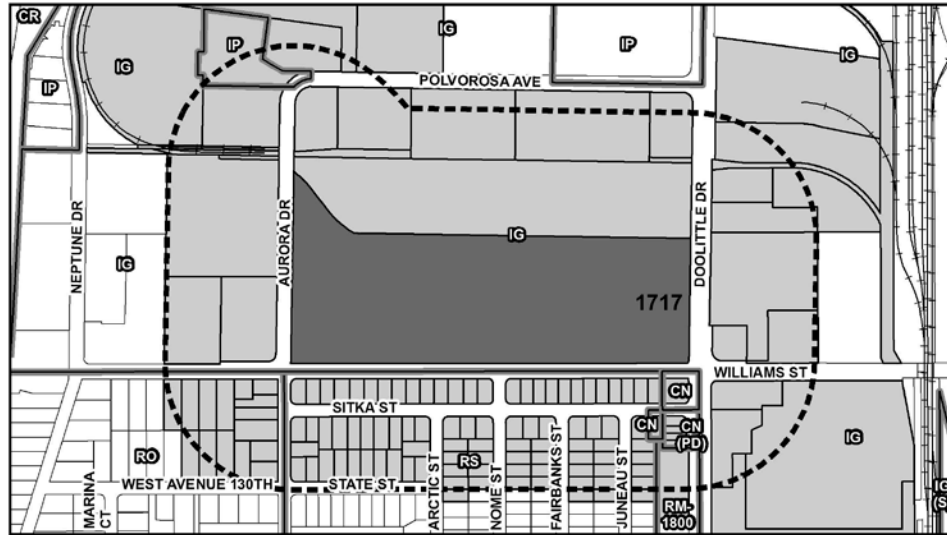
City Council Goals

- Place San Leandro on a firm foundation for long-term fiscal sustainability
- Advance projects promoting sustainable economic development
- Maintain and enhance San Leandro's infrastructure

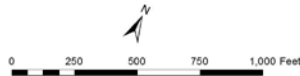
Introduction


- Comstock Realty Partners, Inc., Appellant and Developer
- Proposed to develop an underutilized area of the existing 19 acre site
- The proposed plan required Site Plan Review by the ZEO
- The Code provided referral of the application to the BZA for action
- On February 5, 2015 the BZA approved the proposed Plan subject to Conditions including \$329,487 for DFSI and \$264,880 UUF; this is the subject of this appeal

Vicinity Map & Aerial Photo



1717 Doolittle Dr
79A-541-10



-  Parcels within 500' of 1717 Doolittle Dr
-  500' buffer around 1717 Doolittle Dr



Existing Conditions



Williams Street

Aurora Drive



Background

- Comprehensive plan with a new building complemented with landscaping
- Large setbacks
- Business activity will be on the north side of the building
- The height and mass of the building would block noise
- Parking and access - approved by Traffic and Fire Dept.

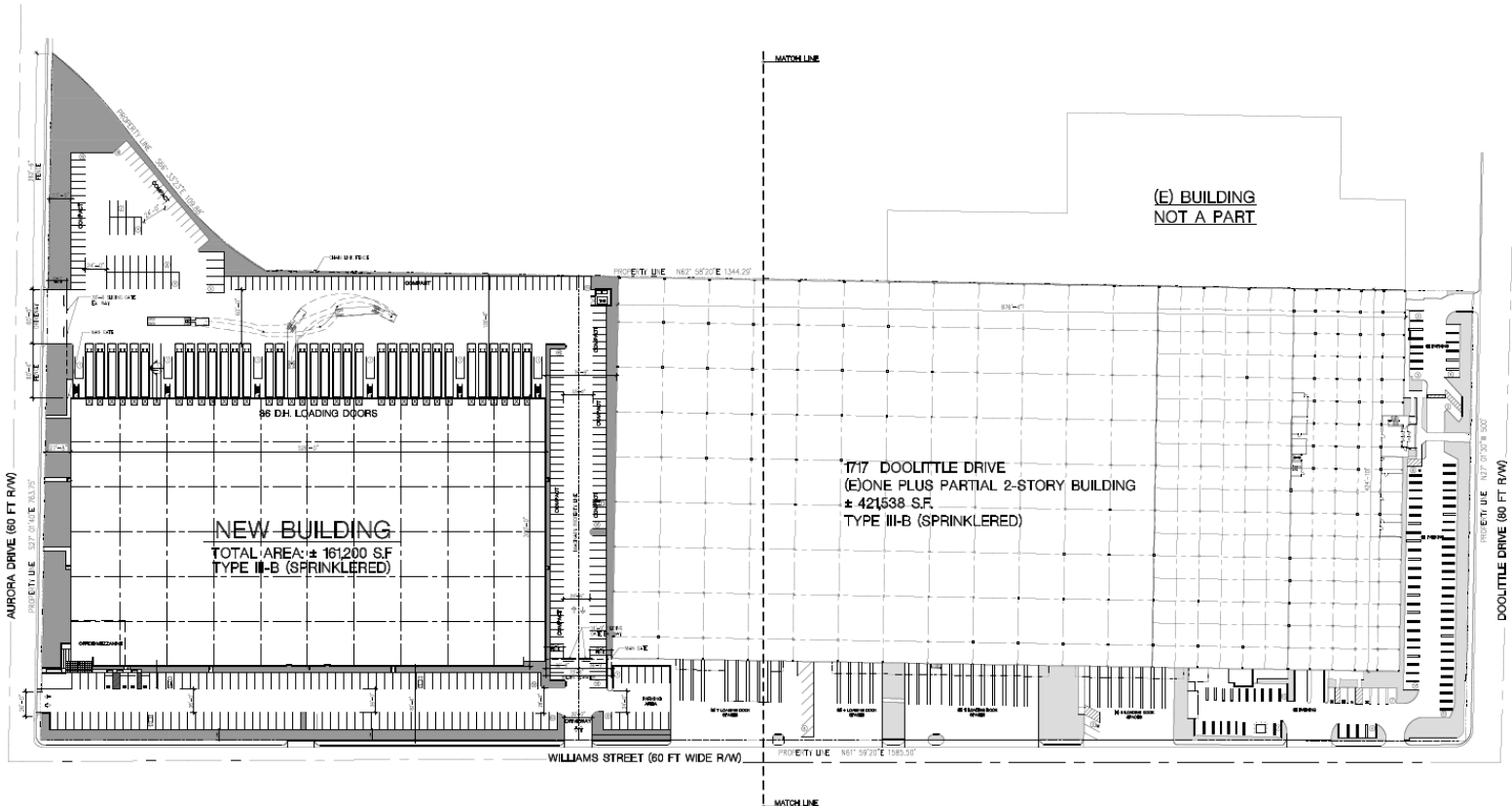
Background

- Parking supply will be adequate the number of employees (450 for 220 employees)
- Property is served by San Leandro LINKS
- Architectural treatment has been appointed to the south elevation

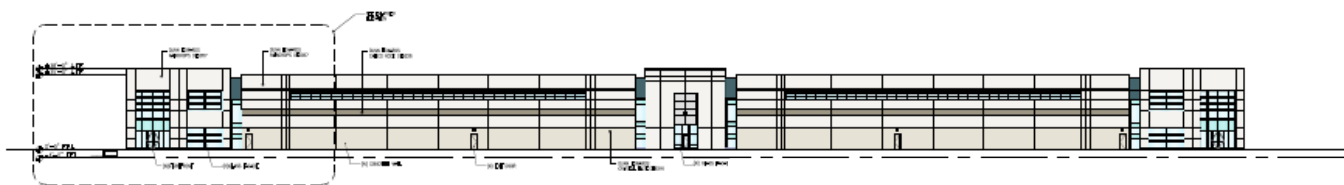
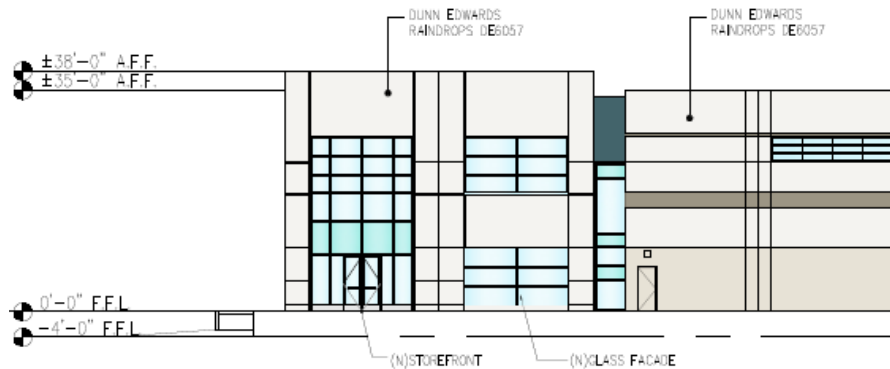
Perspective



Site Plan



Elevations



Conditions Under Appeal

- \$329,487 for Development Fees for Street Improvements
- \$264,880 for Undergrounding Utilities Conversion Fees

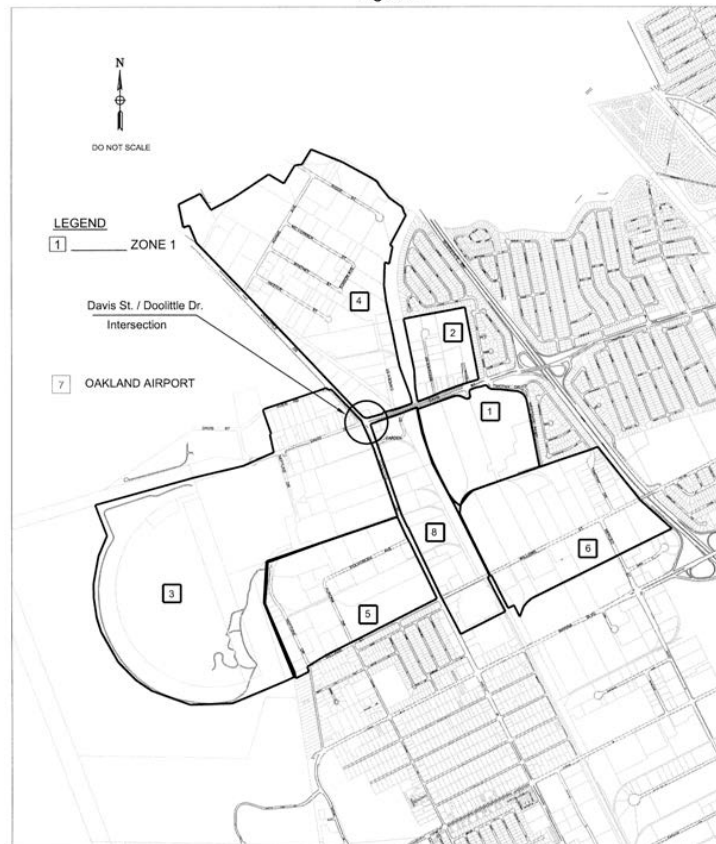
Development Fee for Street Improvements (DFSI)

- DFSI is a traffic impact fee established in 1988 by City Ordinance 88-023.
- DFSI began to help the City mitigate the effects of private development on public streets.
- DFSI is calculated for all proposed private development throughout the City that involves a change in use or function.

Additional Traffic Impact Fees

- Davis St./Doolittle Dr. Intersection Traffic Impact Fee
 - Established by Resolution 2005-128 to fund improvements to said intersection.

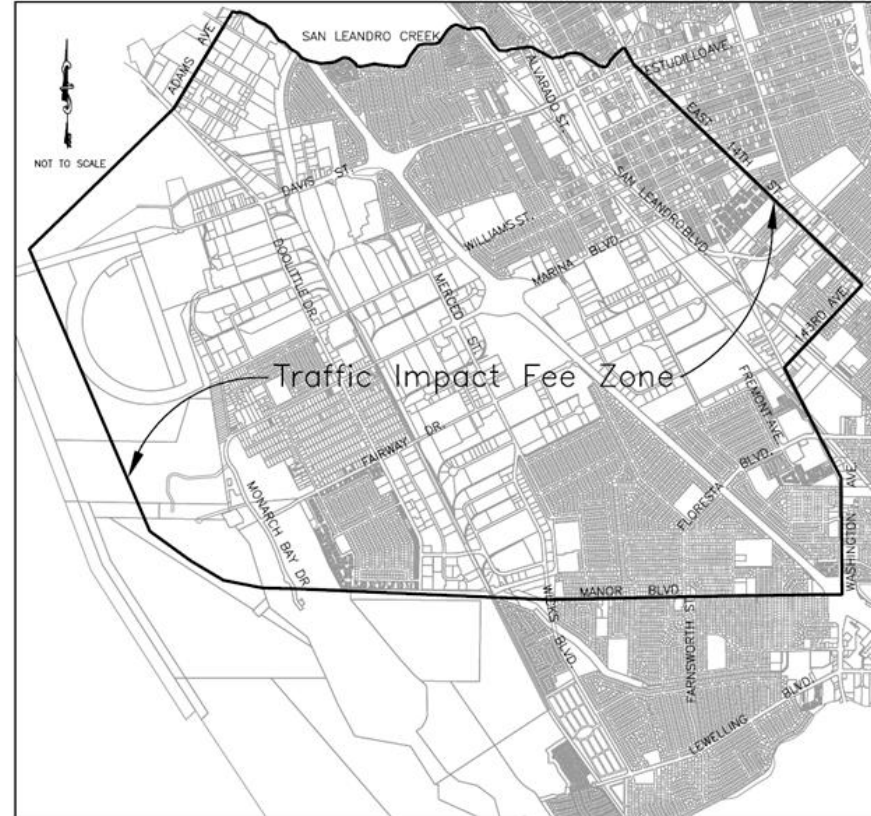
CITY OF SAN LEANDRO
Davis St. / Doolittle Dr. Intersection
Traffic Impact Fee Zones
Figure 1



Additional Traffic Impact Fees

City of San Leandro
Marina Blvd./Interstate I-880 Interchange
Traffic Impact Fee Zone

- Marina Blvd./I880 Interchange Traffic Impact Fee
 - Established by Resolution 2010-046 to fund improvements to the interchange.



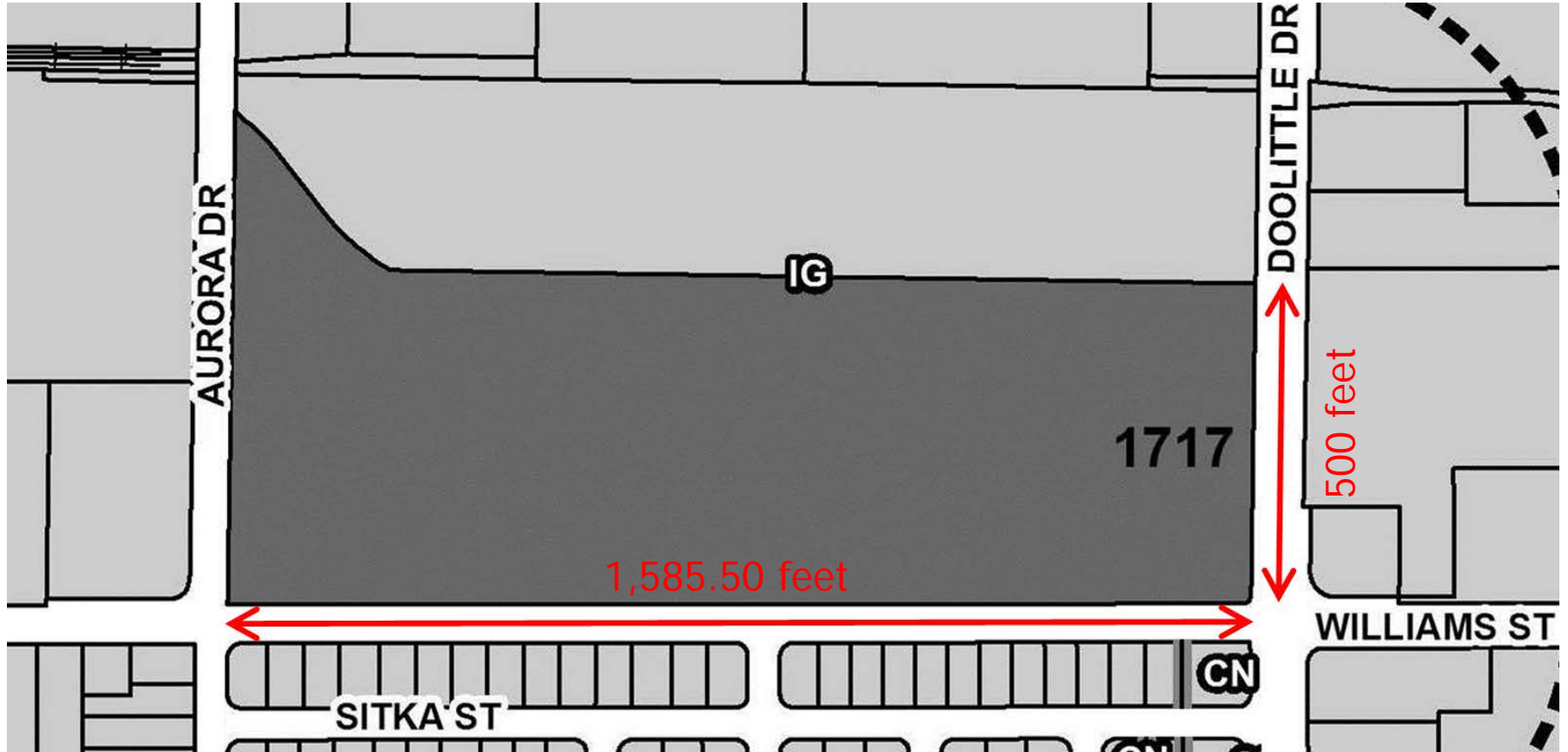
Underground Utility District Master Plan (UUDMP)

- The City's UUDMP was established to "...increase public safety, promote the general welfare, and improve the appearance of the City."
- The UUDMP, established in 1985 by City Ordinance 85-025, identified Underground Utility Districts throughout the City where existing overhead utility lines would be converted to underground facilities.

Underground Utility Fee (UUF)

- The UUF, as established in the UUDMP, is a conversion fee calculated for any private development, per linear foot of street frontage.
- Proposed developments with costs less than 25% of the replacement value of existing improvements are not subject to the fee.
- The UUF for projects with improvement costs from 25% to 75% of the replacement value is pro-rated.

1717 Doolittle Drive – Underground Frontage



Traffic Impact Fee Comparison with other California Cities

City	Fee for Industrial Use (per square foot)
Redwood City	\$0.77
Hayward	\$1.44
San Leandro	\$2.04
San Ramon	\$2.35
Berkeley	\$1.10 – \$2.63
Concord	\$2.98
Fremont	\$3.55
Livermore	\$4.34 – \$8.58
Pleasanton	\$7.65 – \$9.13

Underground Utility Fee Comparison with other California Cities

City	Underground Utility Fee (per LF frontage)
Walnut Creek	\$15
Watsonville	\$61.68
Redwood City	\$100
Fremont	\$100 – \$200 (deposit)
Yountville	\$325.88
San Leandro	\$341.70
San Jose	\$440.00

Projects Funded by DFSI and UUF

- DFSI
 - Street Rehabilitation Projects
 - Neighborhood Traffic Calming
 - Washington/Monterey Traffic Signal
 - MacArthur/Superior Traffic Circle Design
 - West Juana Pedestrian Improvements
 - Bancroft/Sybil Traffic Signal Improvements
 - BART-Downtown Pedestrian Improvements

Projects Funded by DFSI and UUF

- UUF
 - East 14th Utility Undergrounding North of 150th
 - East 14th Utility Undergrounding South of 150th
 - West Estudillo Utility Undergrounding
 - East 14th Streetlight Undergrounding South of 150th

Staff Recommendation

Staff recommends that the City Council deny the appeal, per the proposed Resolution.

The proposed Resolution denies appellant's request to modify the fee amounts listed in the Site Plan Review conditions of approval, PLN2014-00028, for the Comstock warehouse building.

The Resolution affirms the BZA's approval of the Site Plan Review conditions of approval, which, amongst other conditions, imposes the payment of the fees.