

April 9, 2021

City of San Leandro  
Community Development Department  
835 East 14<sup>th</sup> Street  
San Leandro, CA 94577

Re: **Site Plan Review / Conditional Use Permit– Project Description**

Project Name: Reyes Coca Cola – Fleet Shop  
PWC Project No.: 21-311  
Address: 2077 Pike Avenue

To whom it may concern:

The project is one new fleet maintenance facility 7,036 S.F. that will be used to perform maintenance and repair of the Reyes Coca Cola delivery fleet and material handling equipment on site at their facility in San Leandro.

Existing office structure will be demolished at the south end of the site. New concrete tilt-up wall panels form the perimeter of the fleet shop. The building includes (3) three maintenance bays and one wash bay. The new shop includes portions of the existing forklift shop. Other rooms include storage, parts, restrooms, office and break room. New concrete wall panels and man doors will be painted white to match the existing building and the roll-up doors, gray to match (e) doors.

The proposed maintenance and repair operations will support Reyes Coca Cola fleet equipment only. Services will not be performed on non-company equipment. This is to support existing operations, not new operations. The facility is necessary to build as it will be on-site with our distribution operations. When complete this project will create four jobs in San Leandro. Hazardous materials at the site will consist of oil, coolant, grease, hydraulic fluid and batteries. Hours of operation-two shifts M-F from 7:00 am to 11:00 pm. Color photographs of the site have been provided on sheet A7-Context Photos of the drawing package. Please see drawing set for additional information not included in this summary.

If you have any additional questions please contact me at 916-851-1400 or via email at [guyd@pwcarchitects.com](mailto:guyd@pwcarchitects.com).

Regards,



Guy Duerwald  
Architect