

SHEET INDEX

SHEET NO.	TITLE
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4	Proposed Parking Site Plan, Parking Table, Storm Drain Details
5	Existing Floor Plan, ADA Notes
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7	Property Entrance/Gate Elevation Drawing, Lot Coverage Tables

SCOPE OF WORK

- a. Uses: Manufacturing (existing), Vehicle/Boat/RV Storage (proposed conditional)
 - i. Regular Business Hours of Operation: 8:30 AM - 4:30 PM (Manufacturing and Vehicle Storage Use)
 - ii. Number of Employees: 5 including Owner (Manufacturing and Vehicle Storage Use)
 - iii. Shared Infrastructure: office space, restrooms, employees
 - iv. Separation of Spaces
 1. Outdoor storage for manufacturing use on the unpaved portion of the property is separated from vehicle storage on the paved portion of the property by an existing chainlink fence.
 2. Manufacturing area is separated from the shared office space by a wall and two doors, with separate entrances for each area.
 - v. Lighting & Security Features (existing)
 1. Lighting includes both pole-mounted and wall-mounted lights shown on Sheet 3.
 2. Entire property is secured with tubular steel and/or chainlink fencing. The front of the property along Grant Ave is secured with tubular steel fencing and a tubular steel security gate.
 3. Security cameras installed throughout property.
- b. Description of Vehicle/Boat/RV Storage Business
 - i. Outdoor storage of vehicles, boats, recreational vehicles (RV), moving pods, containers and other self-contained units, offered on a month-to-month rental basis, accessible during the business hours of Monday through Friday, 8:30 am to 4:30 pm, and paid for either electronically or in-person during business hours.
 - ii. Total Number of Vehicle/Boat/RV Storage Spaces: 47
 - iii. Types Allowed: Car, Truck, SUV, Boat, Motorhome, Travel Trailer, Toy Hauler, Camper, Utility Trailer, Container, Moving Pod
 - iv. Types Not Allowed: Any property that leaks, contaminates or pollutes, inoperable vehicles, unregistered vehicles, any property that is excessively disheveled or in a state of disrepair, wrecked vehicles, vehicles with missing hoods.
 - v. Activities Not Allowed: vehicle washing, sewage disposal or pump-out facilities, leaking of any fluid or contaminates, dumping in storm drains, live-in/housing facilities
 - vi. Tenant Access: allowed during regular business hours. Access outside regular business hours allowed by appointment only.
- c. Additional Site Work
 - i. Fences along property lines shall be repaired, as needed.
 - ii. Any vehicles parked on the unpaved area along the entrance driveway shall be removed.
 - iii. Pedestrian entrance to be added to security gate/fence along Grant Ave.

**EXHIBIT A
BZA 2/4/21**

REVISIONS				
NO	REV	DESCRIPTION	DATE	APPROVED
		INITIAL RELEASE	8/23/19	LKK LAR
	A		9/25/19	LKK LAR
	B		1/2/20	LKK LAR
	C	MODIFICATIONS PER LETTER 1:	9/28/20	LKK LAR
	D	MODIFICATIONS TO SCOPE OF WORK PER LETTER 2:PLN20-0001	12/1/20	LKK LAR

GENERAL INFORMATION

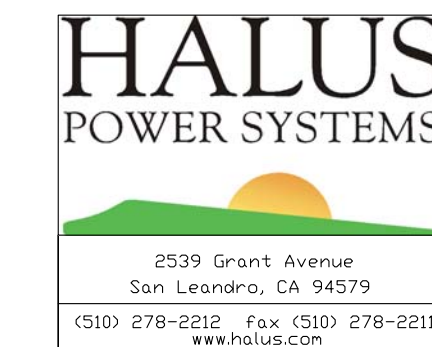
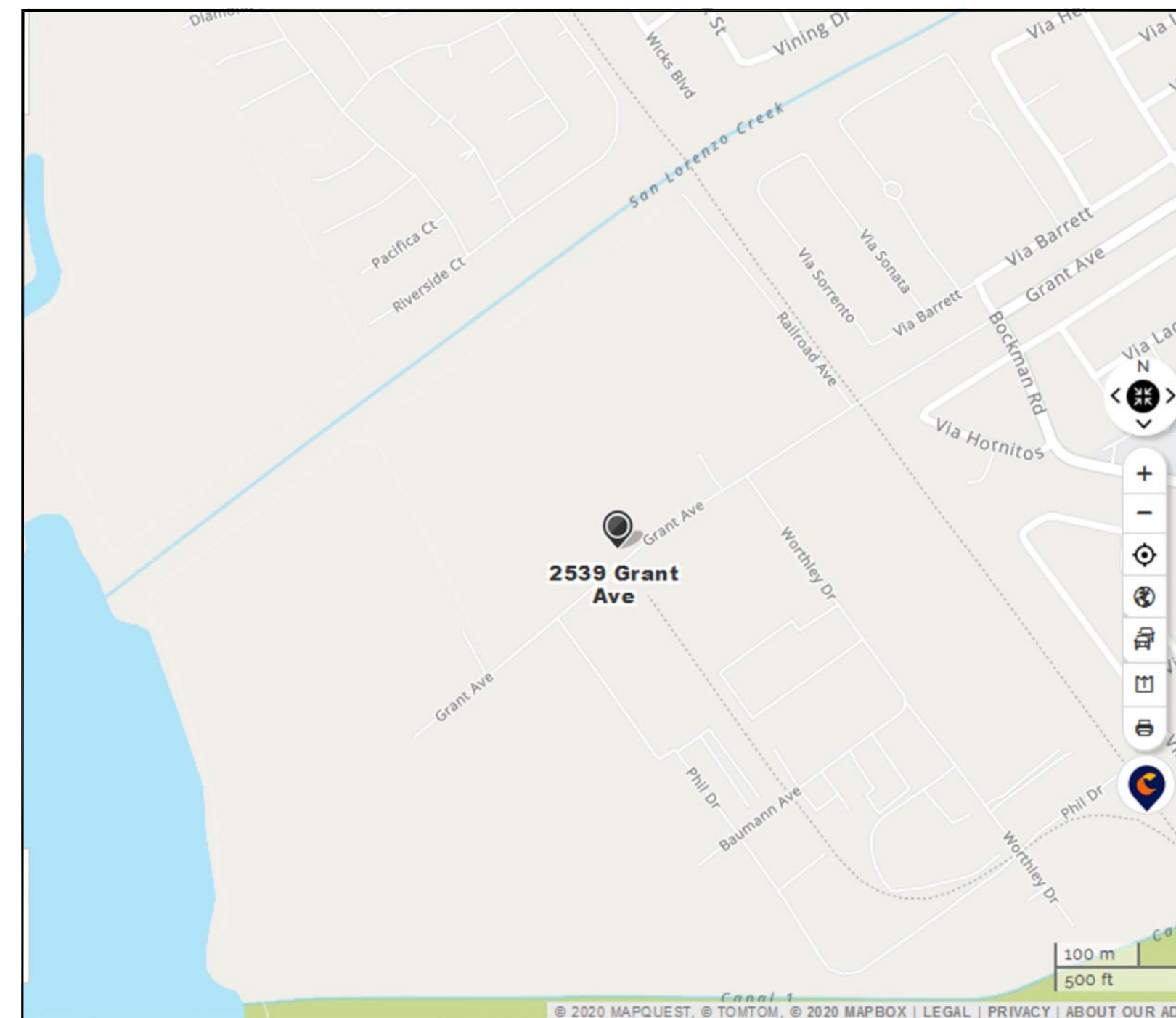
Property Owner: Louis Rigaud
 Address: 2539 Grant Ave
 San Leandro, CA 94579
 Assessor's Parcel: 80G-910-15
 Occupancy Group: U
 Type of Construction: N/A
 Use: Industrial, General (existing), Vehicle Storage (new)
 Zoning: IG (General Industrial)
 State & Local Codes: California Fire Code 2016 CFC
 San Leandro Zoning Code

LOCATION MAP



**2539 GRANT AVE
SAN LEANDRO, CA 94579**

VICINITY MAP

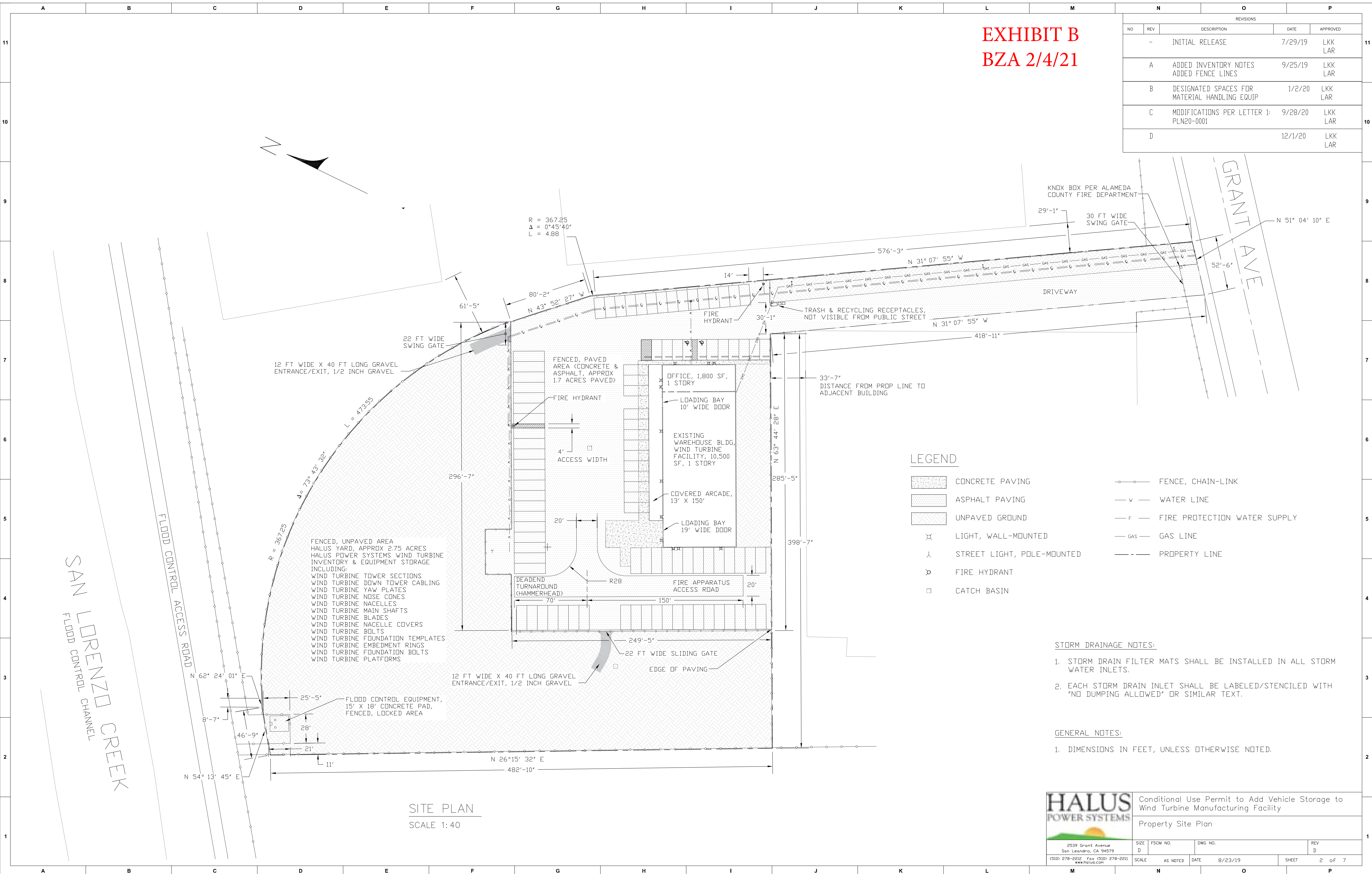


Conditional Use Permit to Add Vehicle Storage to Wind Turbine Manufacturing Facility
 Sheet Index, General Information, Scope of Work, Location Map, Vicinity Map

2539 Grant Avenue San Leandro, CA 94579 (510) 278-2212 Fax (510) 278-2211 www.halus.com	SIZE D	FSCM NO.	DWG NO.	REV D
SCALE AS NOTED	DATE 8/23/19	SHEET 1 of 7		

EXHIBIT B BZA 2/4/21

REVISIONS				
NO	REV	DESCRIPTION	DATE	APPROVED
-		INITIAL RELEASE	7/29/19	LKK LAR
A		ADDED INVENTORY NOTES ADDED FENCE LINES	9/25/19	LKK LAR
B		DESIGNATED SPACES FOR MATERIAL HANDLING EQUIP	1/2/20	LKK LAR
C		MODIFICATIONS PER LETTER 1: PLN20-0001	9/28/20	LKK LAR
D			12/1/20	LKK LAR



12 FT WIDE X 40 FT LONG GRAVEL ENTRANCE/EXIT, 1/2 INCH GRAVEL

FENCED, UNPAVED AREA HALUS YARD, APPROX 2.75 ACRES HALUS POWER SYSTEMS WIND TURBINE INVENTORY & EQUIPMENT STORAGE INCLUDING:
 WIND TURBINE TOWER SECTIONS
 WIND TURBINE DOWN TOWER CABLING
 WIND TURBINE YAW PLATES
 WIND TURBINE NOSE CONES
 WIND TURBINE NACELLES
 WIND TURBINE MAIN SHAFTS
 WIND TURBINE BLADES
 WIND TURBINE NACELLE COVERS
 WIND TURBINE BOLTS
 WIND TURBINE FOUNDATION TEMPLATES
 WIND TURBINE EMBEDMENT RINGS
 WIND TURBINE FOUNDATION BOLTS
 WIND TURBINE PLATFORMS

FLOOD CONTROL EQUIPMENT, 15' X 18' CONCRETE PAD, FENCED, LOCKED AREA

SITE PLAN
SCALE 1:40

LEGEND

- CONCRETE PAVING
- ASPHALT PAVING
- UNPAVED GROUND
- LIGHT, WALL-MOUNTED
- STREET LIGHT, POLE-MOUNTED
- FIRE HYDRANT
- CATCH BASIN
- FENCE, CHAIN-LINK
- WATER LINE
- FIRE PROTECTION WATER SUPPLY
- GAS LINE
- PROPERTY LINE

STORM DRAINAGE NOTES:

- STORM DRAIN FILTER MATS SHALL BE INSTALLED IN ALL STORM WATER INLETS.
- EACH STORM DRAIN INLET SHALL BE LABELED/STENCILED WITH "NO DUMPING ALLOWED" OR SIMILAR TEXT.

GENERAL NOTES:

- DIMENSIONS IN FEET, UNLESS OTHERWISE NOTED.



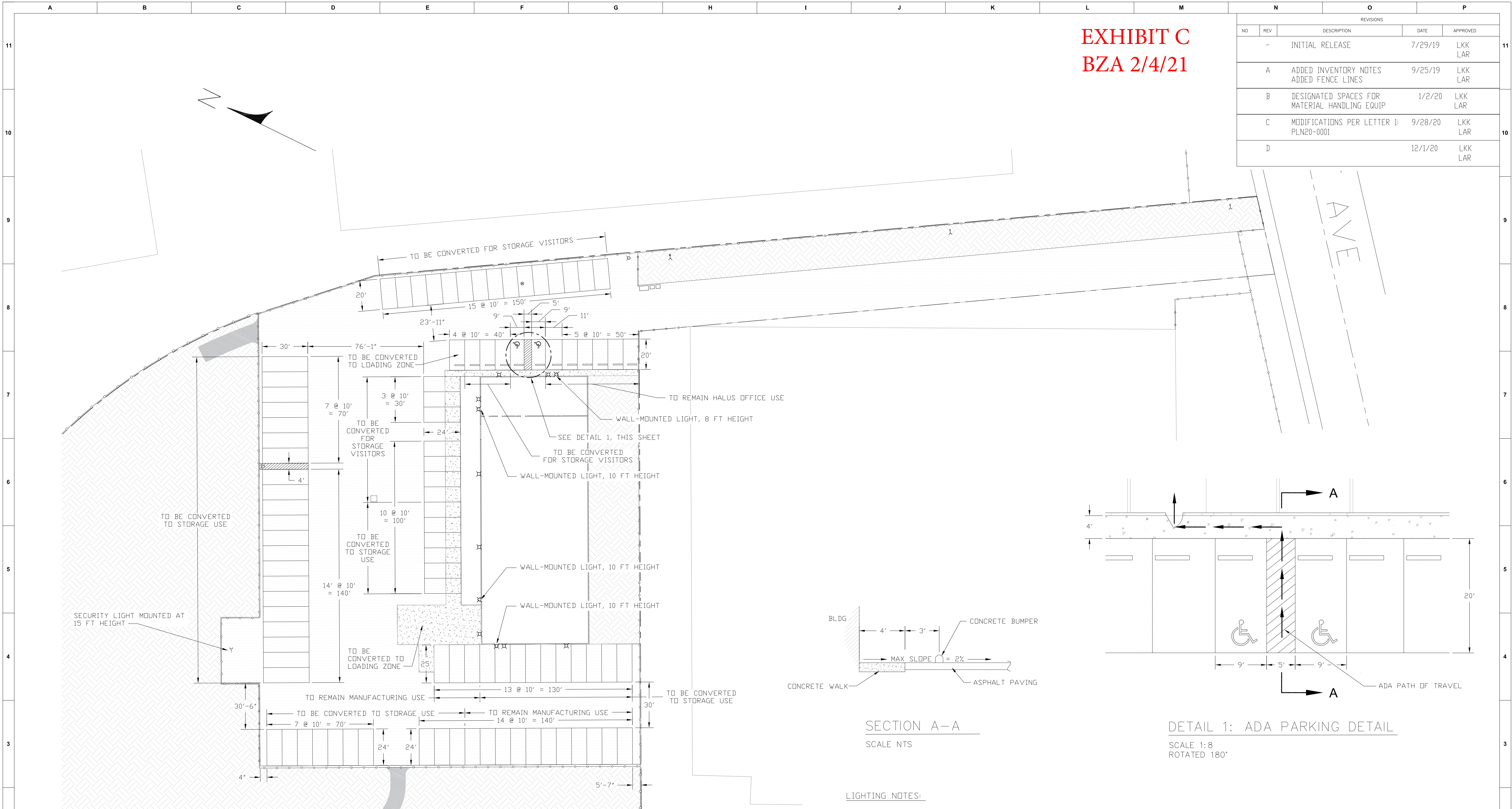
Conditional Use Permit to Add Vehicle Storage to Wind Turbine Manufacturing Facility

Property Site Plan

2539 Grant Avenue San Leandro, CA 94579 (510) 278-2212 Fax (510) 278-2211 www.halus.com	SIZE D	FSCM NO.	DWG NO.	REV D
SCALE AS NOTED	DATE 8/23/19	SHEET 2 of 7		

EXHIBIT C BZA 2/4/21

REVISIONS				
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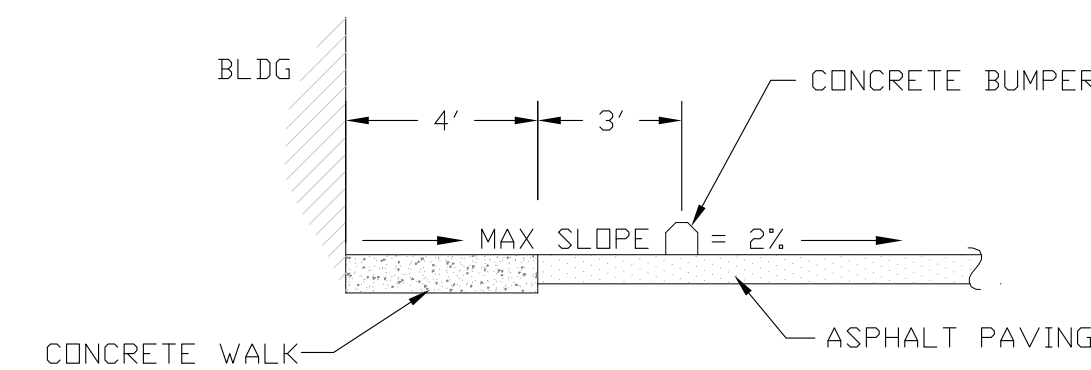


EXISTING PARKING SITE PLAN

SCALE 1:30

LEGEND

	CONCRETE PAVING		LIGHT, WALL-MOUNTED		CATCH BASIN		FIRE PROTECTION WATER SUPPLY
	ASPHALT PAVING		STREET LIGHT, POLE-MOUNTED		FENCE, CHAIN-LINK		GAS LINE
	UNPAVED GROUND		FIRE HYDRANT		WATER LINE		PROPERTY LINE
	GRAVEL						



SECTION A-A

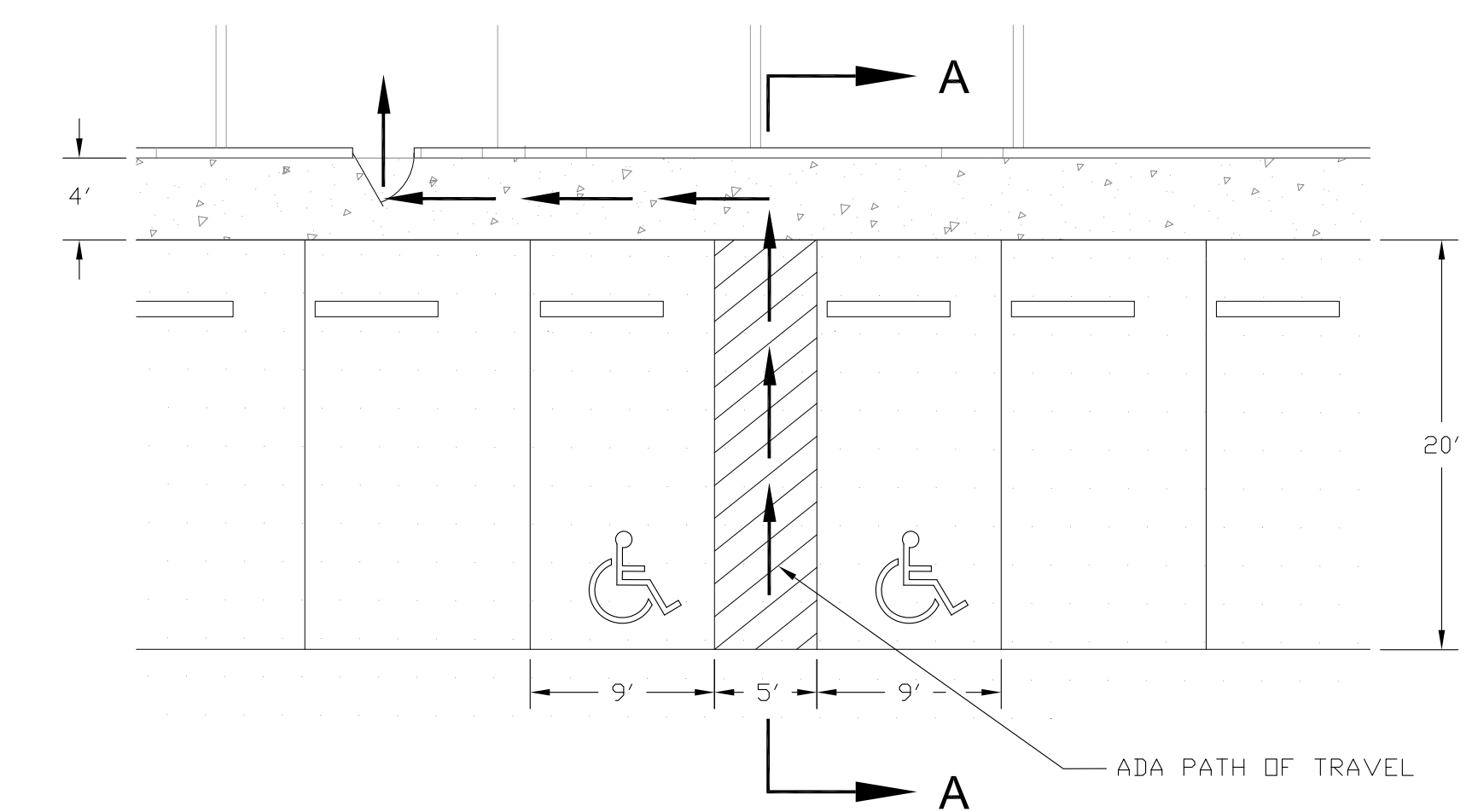
SCALE NTS

LIGHTING NOTES:

1. ALL WALL-MOUNTED LIGHTS ARE AT A HEIGHT OF 18 FT, UNLESS OTHERWISE NOTED.
2. ALL POLE-MOUNTED LIGHTS ARE AT A HEIGHT OF 25 FT, UNLESS OTHERWISE NOTED.

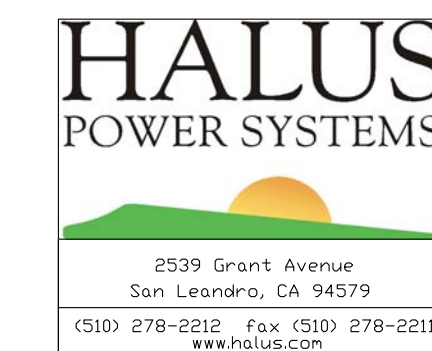
GENERAL NOTES:

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DETAIL 1: ADA PARKING DETAIL

SCALE 1:8
ROTATED 180°

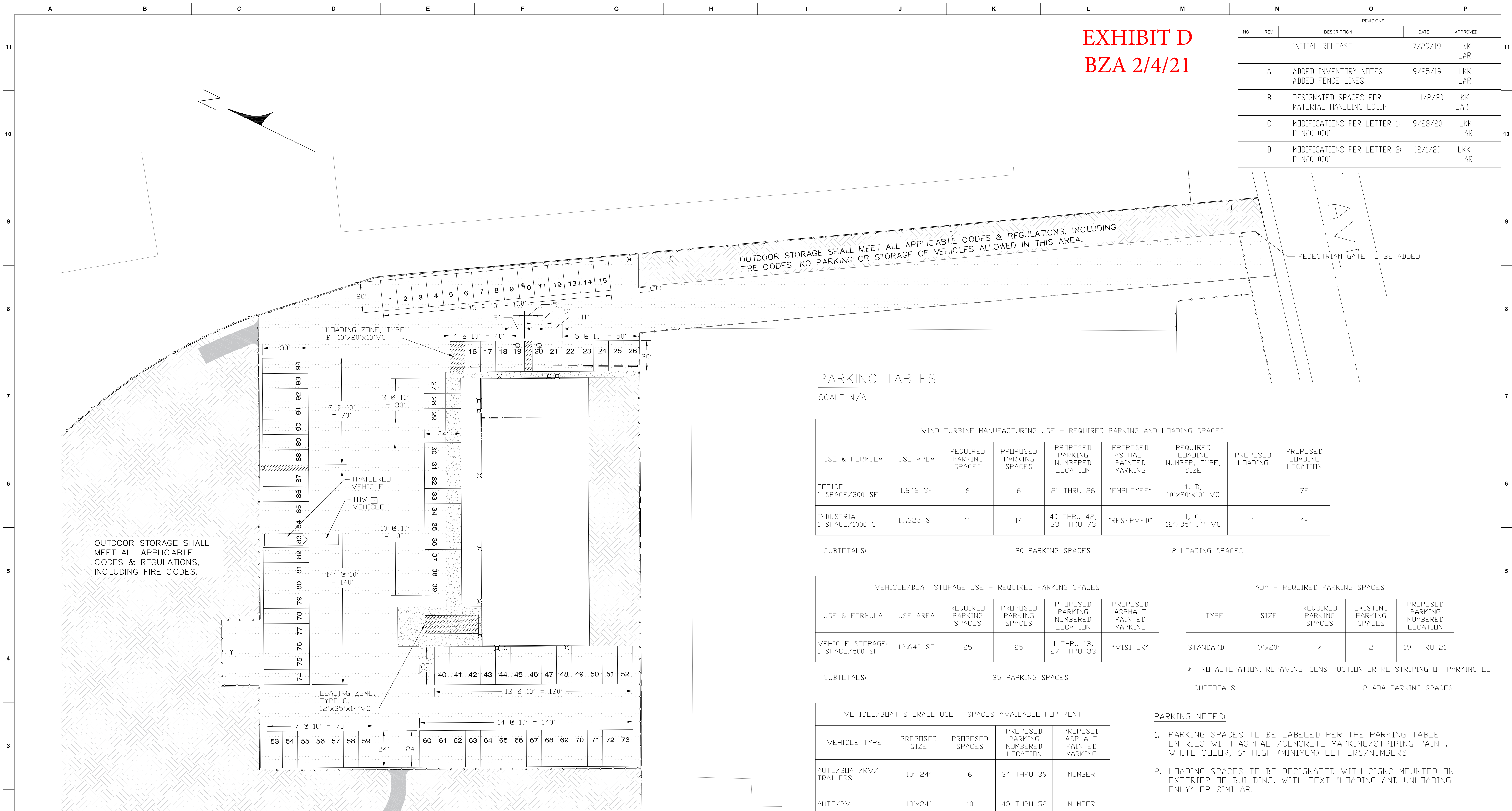


Conditional Use Permit to Add Vehicle Storage to Wind Turbine Manufacturing Facility
Existing Parking Site Plan, ADA Details

SIZE D	FSCM NO.	DWG NO.	REV D
SCALE AS NOTED	DATE 8/23/19	SHEET 3 of 7	

EXHIBIT D BZA 2/4/21

REVISIONS				
NO	REV	DESCRIPTION	DATE	APPROVED
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PROPOSED PARKING SITE PLAN
SCALE 1:30

LEGEND

	CONCRETE PAVING		LIGHT, WALL-MOUNTED		CATCH BASIN		FIRE PROTECTION WATER SUPPLY
	ASPHALT PAVING		STREET LIGHT, POLE-MOUNTED		FENCE, CHAIN-LINK		GAS LINE
	UNPAVED GROUND		FIRE HYDRANT		WATER LINE		PROPERTY LINE
	GRAVEL						

PARKING TABLES
SCALE N/A

WIND TURBINE MANUFACTURING USE - REQUIRED PARKING AND LOADING SPACES								
USE & FORMULA	USE AREA	REQUIRED PARKING SPACES	PROPOSED PARKING SPACES	PROPOSED PARKING NUMBERED LOCATION	PROPOSED ASPHALT PAINTED MARKING	REQUIRED LOADING NUMBER, TYPE, SIZE	PROPOSED LOADING	PROPOSED LOADING LOCATION
OFFICE: 1 SPACE/300 SF	1,842 SF	6	6	21 THRU 26	"EMPLOYEE"	1, B, 10'x20'x10' VC	1	7E
INDUSTRIAL: 1 SPACE/1000 SF	10,625 SF	11	14	40 THRU 42, 63 THRU 73	"RESERVED"	1, C, 12'x35'x14' VC	1	4E
SUBTOTALS:		20 PARKING SPACES			2 LOADING SPACES			

VEHICLE/BOAT STORAGE USE - REQUIRED PARKING SPACES				
USE & FORMULA	USE AREA	REQUIRED PARKING SPACES	PROPOSED PARKING SPACES	PROPOSED ASPHALT PAINTED MARKING
VEHICLE STORAGE: 1 SPACE/500 SF	12,640 SF	25	25	1 THRU 18, 27 THRU 33
SUBTOTALS:		25 PARKING SPACES		

ADA - REQUIRED PARKING SPACES				
TYPE	SIZE	REQUIRED PARKING SPACES	EXISTING PARKING SPACES	PROPOSED PARKING NUMBERED LOCATION
STANDARD	9'x20'	*	2	19 THRU 20
SUBTOTALS:		2 ADA PARKING SPACES		

* NO ALTERATION, REPAVING, CONSTRUCTION OR RE-STRIPING OF PARKING LOT

VEHICLE/BOAT STORAGE USE - SPACES AVAILABLE FOR RENT				
VEHICLE TYPE	PROPOSED SIZE	PROPOSED SPACES	PROPOSED PARKING NUMBERED LOCATION	PROPOSED ASPHALT PAINTED MARKING
AUTO/BOAT/RV/TRAILERS	10'x24'	6	34 THRU 39	NUMBER
AUTO/RV	10'x24'	10	43 THRU 52	NUMBER
AUTO/RV	10'x25'	10	53 THRU 62	NUMBER
BOAT/RV/TRAILERS	10'x30'	21	74 THRU 94	NUMBER
SUBTOTALS:		47 PARKING SPACES FOR VEHICLE STORAGE		

- PARKING NOTES:**
- PARKING SPACES TO BE LABELED PER THE PARKING TABLE ENTRIES WITH ASPHALT/CONCRETE MARKING/STRIPING PAINT, WHITE COLOR, 6" HIGH (MINIMUM) LETTERS/NUMBERS
 - LOADING SPACES TO BE DESIGNATED WITH SIGNS MOUNTED ON EXTERIOR OF BUILDING, WITH TEXT "LOADING AND UNLOADING ONLY" OR SIMILAR.

GENERAL NOTES:
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Conditional Use Permit to Add Vehicle Storage to Wind Turbine Manufacturing Facility

Proposed Parking Site Plan, Parking Table

SIZE D	FSCM NO.	DWG NO.	REV D
SCALE AS NOTED	DATE 8/23/19	SHEET 4 of 7	

EXHIBIT E BZA 2/4/21

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EXISTING FLOOR PLAN
SCALE 1:8

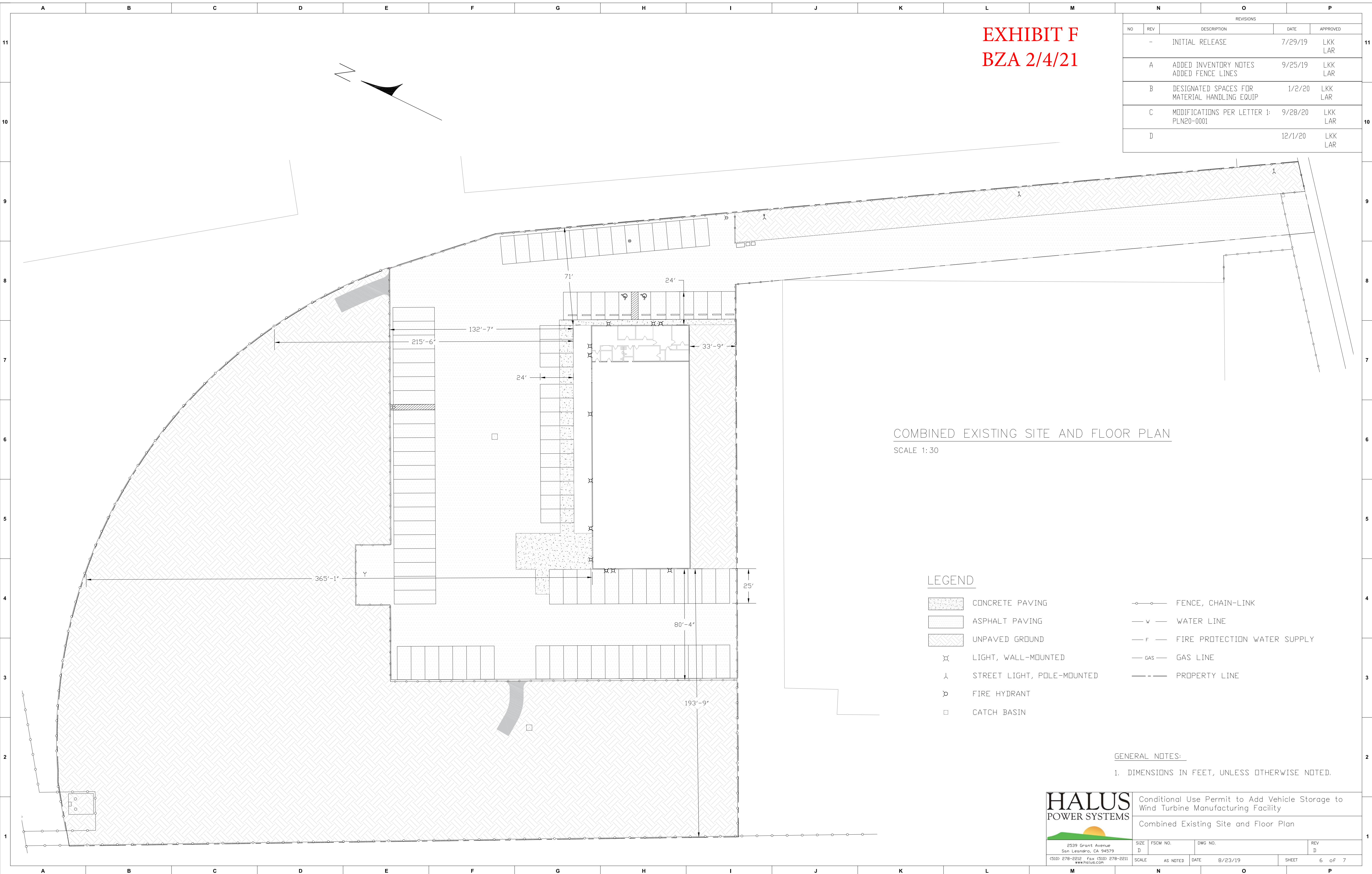
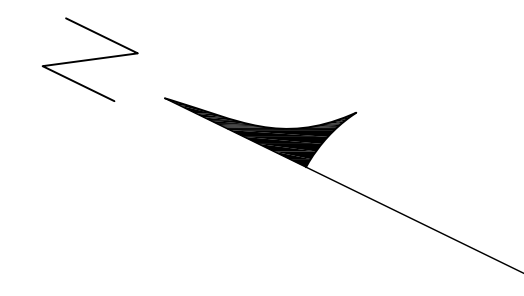
GENERAL NOTES:
1. DIMENSIONS IN FEET, UNLESS OTHERWISE NOTED.

- ADA NOTES:
1. THE AVAILABLE RESTROOMS SHALL BE ADA COMPLIANT REGARDING SIGNAGE, TOILET AND SINK HEIGHTS, CLEAR FLOOR SPACE, GRAB BARS, DOORS, ETC.
 2. RESTROOMS TO BE SHARED FOR BOTH HALUS USE AND VEHICLE STORAGE CLIENT USE.

	Conditional Use Permit to Add Vehicle Storage to Wind Turbine Manufacturing Facility			
	Existing Floor Plan, ADA Details			
2539 Grant Avenue San Leandro, CA 94579 (510) 278-2212 Fax (510) 278-2211 www.halus.com	SIZE D	FSCM NO.	DWG NO.	REV D
SCALE AS NOTED	DATE 8/23/19	SHEET 5 of 7		

EXHIBIT F BZA 2/4/21

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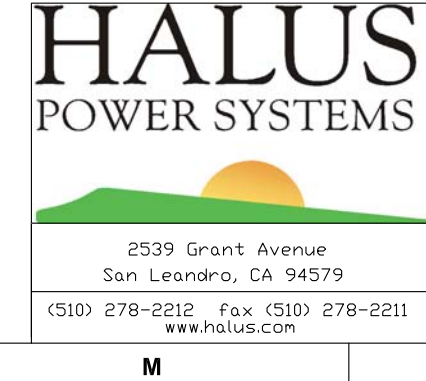
COMBINED EXISTING SITE AND FLOOR PLAN
SCALE 1:30

LEGEND

- CONCRETE PAVING
- ASPHALT PAVING
- UNPAVED GROUND
- LIGHT, WALL-MOUNTED
- STREET LIGHT, POLE-MOUNTED
- FIRE HYDRANT
- CATCH BASIN
- FENCE, CHAIN-LINK
- WATER LINE
- FIRE PROTECTION WATER SUPPLY
- GAS LINE
- PROPERTY LINE

GENERAL NOTES:

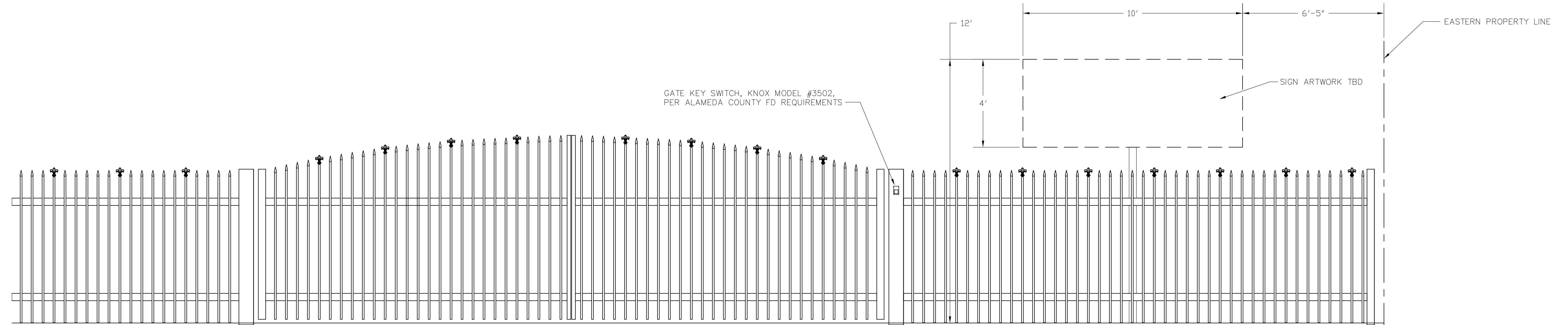
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Conditional Use Permit to Add Vehicle Storage to Wind Turbine Manufacturing Facility		Combined Existing Site and Floor Plan	
SIZE D	FSCM NO.	DWG NO.	REV D
SCALE AS NOTED	DATE 8/23/19	SHEET 6 of 7	

EXHIBIT G BZA 2/4/21

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PROPERTY ENTRANCE ELEVATION DRAWING
SCALE 1:30

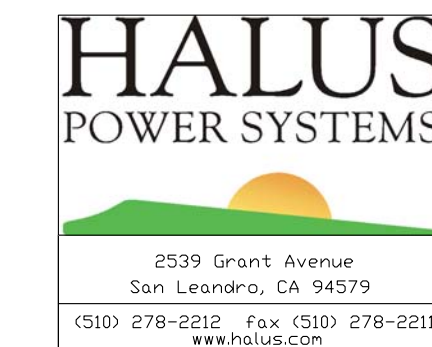
LOT COVERAGE TABLES

FLOOR AREA	
BUILDING - FLOOR AREA	
OFFICE	1,842 SF
MANUFACTURING	10,625 SF
COVERED ARCADE	1,950 SF
TOTAL FLOOR AREA	14,417 SF

LOT COVERAGE		
PAVED AREAS		
PARKING - REQUIRED	9,870 SF	45 SPACES
LOADING - REQUIRED	620 SF	2 SPACES
ADA PARKING - REQUIRED	360 SF	2 SPACES
PARKING - VEHICLE STORAGE	12,640 SF	47 SPACES
TOTAL PAVED (ASPHALT & CONCRETE)	73,806 SF	
UNPAVED AREAS		
TOTAL UNPAVED AREAS	119,693 SF	
TOTAL PROPERTY	207,916 SF	

GENERAL NOTES:

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Conditional Use Permit to Add Vehicle Storage to Wind Turbine Manufacturing Facility
Property Entrance/Gate Elevation Drawing, Lot Coverage Tables

SIZE D	FSCM NO.	DWG NO.	REV D
SCALE AS NOTED	DATE 8/23/19	SHEET 7 of 7	