

511 ESTUDILLO REMODEL PROJECT NARRATIVE

The building at 511 Estudillo is a commercial building located on a 7100 square foot lot. The building is single story, 14 feet in height and is of wood framed construction. The parcel is zoned P. The current zoning allows for 50% lot coverage while the existing is 32% and the proposed would be 37%. The current open space requirements are 200 square feet and the proposed amount is 475. The current landscaping requirements are 5% of the parcel size while the proposed would be 12%. The building is currently used as a wedding planning business.

The proposal by the applicants is to divide the building into 2 parts: the wedding planning business which would occupy 710 square feet at the front of the building (closest to Estudillo) and the remainder of 1530 square feet would be converted to a 1 bedroom residence. The proposal would entail the construction of a wood frame occupancy separation wall to separate the commercial occupancy from the residential occupancy. In addition, the proposed project would include the following: the addition of 475 square feet of landscaped open space, a carport added to the rear of the building to provide a covered residential parking space and the existing 5 spaces at the rear of the lot would be reconfigured into 1 residential parking space to, along with the covered space, provide the required residential parking and 2 commercial spaces (1 ADA space) to provide the required commercial parking.

There are no proposals to increase the size or height of the building; all remodeling of the building would occur in the existing footprint of the building.

To: City of San Leandro – Planning department

Date: 2/2/2021

Ref: AAB Creation Wedding Consultant

Dear City of San Leandro – Planning Department

We would like to write this letter to explain about our business.

AAB Creation is on line wedding consultant since 2018. We assist our customers with the design, planning and management of their weddings by connecting them with third vendors. Our main jobs include:

- Interview the couple and parents to identify their needs via zoom meeting, and skype.
- Planning a detailed checklist (about a year in advance for a few days after the wedding)
- Identification of venues for events (hotels, party house, ceremony, church, temples etc.)
- Identification and contracting of wedding professionals and service providers (suppliers, photographers, videographers, beauticians, florists, sweets, buffet, drinks, etc.) and contract preparation and execution.
- Coordination of deliveries / services on the wedding day.
- Manages programming, often with software.
- Event layout indicating the location of the dance floor, buffet points, tables, chairs, lounges, etc. (on site venue consultation)
- Event briefing for all suppliers (Contact the wedding week vendors for details and schedules)
- Coordinating wedding day, conference and pre-event assembly follow-up

The business, set up as husband-and-wife partnership company, we have not any employees. We do not have specific working hours, only by appointments via zoom meeting or on-site venue consultation.

The office is only for internal works such as wedding venue layout designs, third vendor coordinating by email, and phone....

All consultation is on site discussions mostly at hotel, church, vineyard, wedding banquet hall....,
no office visiting.

Briefly, we are husband and wife partnership wedding consultant business, no employees, working hours by appointments via internet, or on-site wedding venue discussion.

Finally, we would like to thank you for all your considerations on our plan.

Sincerely,

Tukieu Anhha

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