

Attachment I: Findings of Fact

Administrative Site Plan Review

1. The project complies with the minimum requirements of this Zoning Code and are arranged as to achieve the intent of such requirements by providing a harmonious and orderly development that is compatible with its surroundings. Parking, loading, storage, and service areas are appropriately screened by building placement, orientation walls, and/or landscaping.

The proposed project complies with all of the minimum requirements of the Zoning Code and is harmonious and compatible with the surrounding industrial developments. Parking, loading, and service areas are screened to the extent possible. The building is appropriately designed and similar in style to other modern industrial buildings. Landscaping along street frontages and in parking areas will soften the industrial nature of the development and provide further screening.

2. The building has adequate articulation, with appropriate window placement, use of detailing, and/or changes in building planes to provide visual interest. The exterior materials, finishes, detailing, and colors are compatible with those of surrounding structures. Visually incompatible elements, such as roof-mounted utilities, are fully screened from public view. If the proposal is for an addition to an existing building, such additions shall appear as an integral element of the building. Additions shall not have a “tacked on” appearance, and either the addition should be consistent with the existing building’s design element, or the existing building should be remodeled concurrently with construction of the addition.

Windows are appropriately placed in office and warehouse areas. Conceptual elevations indicate an appropriate use of materials and colors to break up the large planes of concrete and create a more interesting exterior. As conditioned, roof-mounted utilities will not be visible from Doolittle Drive or Hester Street.

3. The landscaping complements the architectural design, with an appropriate balance of trees, shrubs, and living ground covers, and provides adequate screening and shading of parking lots and/or driveways.

Approximately seven percent of the site will be landscaped, exceeding the five percent minimum requirement. One tree for every six parking spaces will be required throughout the parking lot to provide shade and visually soften the exterior and edges of the site. The proposed site landscaping will complement the building design and provide adequate screening and shading of parking areas.

4. Detail features, such as signs, fences, and lighting for buildings, parking lots, and/or driveways are visually consistent with the architectural and landscape design and minimize off-site glare.

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As conditioned, signage, fencing and lighting will be designed to meet all applicable code requirements. Compliance with code standards will ensure consistency with the design of the building and site and will not generate off-site impacts.

Administrative Exception (Height)

1. The proposal would not be detrimental to public health, safety or welfare and would not cause undue damage, hardship, nuisance or other detriment to persons or property in the vicinity.

The building would be consistent with the height of other buildings in San Leandro's industrial zones. The applicant has submitted the project to the Federal Aviation Administration, which determined that the proposed building height of 50 feet does not present a hazard to air navigation. The Port of Oakland has added conditions of approval to further reduce aviation hazards during construction.

Conditional Use Permit

1. That the proposed location of the use is in accord with the objectives of this Zoning Code and the purposes of the district in which the site is located.

The subject site is located in the IG, Industrial General, zone. Site lighting is not expected to affect the nearby neighborhood at night, however, noise could affect the neighborhood, particularly noise from loading and unloading operations that occur on site. Exterior activity on site during construction will be restricted in accordance with the Noise Ordinance to between the hours of 7:00 a.m. and 7:00 p.m. weekdays and between 8:00 a.m. and 7:00 p.m. weekends. Operations activities will be subject to Chapter 4, Article 11 of the Municipal Code, limiting noise.

2. That the proposed location of the use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing, or working in, or adjacent to, the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity, or to the general welfare of the City.

The use will be compatible with the surrounding area, which is largely comprised of industrial uses. The proposed use would be subject to certain limitations through the recommended conditions of approval to avoid adverse effects on adjacent uses and properties. The proposed use as conditioned to operate in an orderly manner within the site and noise impacts would be minimal as the use would be subject to the City's noise ordinance. The recommended conditions of approval will maintain the character of the industrial area, promote the use of the existing industrial area, and prevent impacts to the adjacent uses. Additionally, construction activities will be required to comply with the Bay Area Air Quality Management District's basic control measures for reducing PM10 construction emissions, Table 8-1. Other activities on site will be subject to various local and state laws. Compliance with applicable regulations and conditions of approval will

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ensure the project is not detrimental to nearby residents, employees, or the community at large.

3. That the proposed use will comply with the provisions of this Code, including any specific condition required for the proposed use in the district in which it would be located.

The City will require ongoing compliance with all development standards and conditions of approval, as indicated in the Conditions of Approval for this project. Failure to adhere to Conditions of Approval is grounds for a revocation hearing.

4. That the proposed use will not create adverse impacts on traffic or create demands exceeding the capacity of public services and facilities, which cannot be mitigated.

The proposed project has been reviewed with respect to its impact on traffic and other facilities and public services. Staff has determined that no impacts greater than those anticipated in the general plan would occur.