

**RECOMMENDED  
FINDINGS OF FACT FOR APPROVAL**

**PLN17-0007  
601 & 610 Aladdin Avenue  
Alameda County Industries, Inc. (applicant)  
Alameda County Industries, Inc. and Aladdin Depot Partnership (property owner)**

The Board of Zoning Adjustments hereby approves PLN17-0007, subject to the following findings:

**CALIFORNIA ENVIRONMENTAL QUALITY ACT REVIEW**

Pursuant to Section 15063 of the California Environmental Quality Act (CEQA) Guidelines, an Initial Study (preliminary environmental analysis) was completed by the City to determine what form of environmental review is required for a Project. The Initial Study contains the project description, description of environmental setting, identification of environmental effects by checklist, explanation of environmental effects, discussion of mitigation for significant environmental effects, and evaluation of the Project's consistency with existing and applicable land use controls. On the basis of this initial evaluation: The City as lead agency finds that, although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the City. A Mitigated Negative Declaration was prepared.

**CONDITIONAL USE PERMIT**

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

The Zoning Code requires that Transfer Stations and Recycling Facilities in the IG Industrial General District obtain a conditional use permit (Sections 2-706.B.21 and 26). Alameda County Industries, Inc. (ACI) has been operating as a recyclables processing center and a solid waste transfer facility at the project site with approved conditional use permits since 1995 and 2001. The proposed operational changes and building construction is in accord with the objectives of this Code and the purpose of the district which is to provide and protect existing industrial sites and to allow for continued operation of existing general industry. The current transfer facility operations occur out in the open and are not covered. The proposed building will cover and enclose the operations area of the transfer facility making the operations more compatible with the existing surrounding industrial area and improve existing conditions. The proposed project would be subject to certain limitations through the recommended conditions of approval to avoid adverse effects on adjacent uses and properties. 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 industrial uses.

2. **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 project site at 601 Aladdin Avenue is designated Light Industrial in the City's General Plan Land Use Map. Light Industrial areas are characterized by uses such as "wholesale activities, distribution facilities, research and development or e-commerce uses, business services, technology, and manufacturing operations which produce minimal off-site impacts" (General Plan page 3-30). The project site at 610 Aladdin Avenue is designated Public/Institutional in the City's General Plan Land Use Map which in addition to denoting "public schools, libraries, post offices, churches public hospitals, and other public or institutional buildings," also "denotes major utility properties or facilities" (General Plan page 3-32) such as the PG&E sub-station property immediately adjacent to the east of the project site. The surrounding properties are zoned IG Industrial General District and denoted as Light Industrial in the General Plan, and are developed with various industrial uses including manufacturing, distribution, warehousing & storage, delivery & trucking, and building materials.

The following General Plan goals and policies will apply:

**Policy LU-7.3 - Zoning Flexibility.** Ensure that industrial zoning regulations are flexible enough to achieve the vision of San Leandro's industrial area as an "innovation ecosystem", where new methods of production, operations, and design are supported.

**Policy LU-7.8 - Sense of Place.** Create a stronger sense of place and a more positive regional image in the industrial districts through improved site planning, landscaping, architecture, façade improvements, fencing and screening, and design, as well as investments in streetscape improvements.

**Goal LU-10 -** Ensure that commercial and industrial projects are attractively designed and are sensitive to surrounding areas.

**Policy LU-10.4 - Industrial Sanctuary.** Protect the City's major industrial areas from encroachment by uses that are potentially incompatible with existing viable industrial activities, or which may inhibit the ability of industry to operate effectively.

ACI has operated at the subject sites since 1995 without creating any known adverse effects on adjacent and nearby uses. Therefore, staff anticipates that the potential for conflicts with the operational changes and the existing industrial land uses will continue to be minimal. The proposed project is an appropriate use of the industrial property and will improve the existing facility. The proposed project, with the recommended conditions of approval, will not be detrimental or injurious to property and will not be detrimental to the public health, safety, welfare or convenience of those working or residing in the area.

**3. 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 project site is located in the IG Industrial General Zoning District, where Transfer Stations and Recycling Facilities are conditionally permitted. The project sites are currently developed and operating with a solid waste transfer facility and recyclables processing center with conditional use permits. The Board of Zoning Adjustments, in considering modifications to the conditional use permit and administrative review application may impose Conditions of Approval to ensure compatibility with the existing industrial neighborhood. Recommended conditions requiring site maintenance and odor, noise, and vibration control measures will ensure continued compatibility with the immediate industrial area.

**4. 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 project sites are currently developed and operating with a transfer facility and recyclables collection & processing services. The proposed operational changes and proposed building construction will accommodate the proposed increase in tonnage, extended processing hours, material hold during holidays, and storage requirements for the project sites. The proposed operational changes will result in landfill reduction and proposed material storage will result in vehicle trips occurring during non-peak travel times. Although an estimated additional 94 vehicle trips per day will result from the operational changes at the sites, the resulting cumulative traffic conditions of less than 2.2% of baseline volumes was considered in a traffic study by a consultant and determined to have less than significant impacts and nearby intersections would operate at acceptable levels of service, as projected to the year 2035.

The subject properties have adequate off-street parking and employee/customer parking with a total of 141 on-site parking spaces. Further, the San Leandro Links provides a free shuttle service from the San Leandro BART station to a nearby stops at Alvarado Street and Montague Avenue and Alvarado Street and Teagarden Street during regular commuting hours. Overall, the subject sites are adequately served by streets, utilities and other public facilities without detriment

to the immediate area.

## **SITE PLAN REVIEW**

- 1. Site plan elements (such as but not limited to: building placement, yard setbacks, size and location of landscape areas, parking facilities and placement of service areas) are in compliance with the minimum requirements of this 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 will involve construction of a 21,800-square-foot building over the current transfer facility. The current transfer facility operations occur out in the open and are not covered. The proposed building will cover and enclose the operations area of the transfer facility. The covered operations will reduce odor, noise, and the number of seagulls or vermin that could affect the site, which will make the site more harmonious and compatible within the existing industrial context of the immediate area. Further, the proposed building will extend east from the existing materials recovery facility building and will match the existing buildings colors, materials, and finishes. Also, with incorporation of the conditions of approval that have been recommended by staff, the new landscaping will reflect the level of landscaping and industrial property development in the vicinity. The existing fencing at the site provides adequate screening from the proposed transfer building and operations.

The proposed transfer facility building complies with the IG District requirements for setbacks, lot coverage, and floor area ratio. Further, the height of approximately 43 feet 3 inches, will also comply with the height requirement which is less than 50 feet maximum allowed by the Zoning Enforcement Official or in this case the Board of Zoning Adjustments. Required off-street parking will be met with the 141 on-site parking spaces.

- 2. The building(s) has(have) 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.**

The building design for the proposed covered transfer station is compatible with the existing structures located at the subject property. The proposed transfer station building will be attached to the existing materials recovery facility and the materials, finishes, and color scheme will be the same. Further, the roof design and materials will be compatible and lower than the height of the existing materials recovery

facility building at the subject property. All roof mounted equipment has been conditioned to be screened.

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.**

The applicant is proposing to remove 587 square feet of landscaping, which will be replaced with 767 square feet of landscaping in the front setback of 610 Aladdin Avenue. Prior to issuance of building permits, a final landscape and irrigation plan is to be submitted for review. The plan shall provide adequate landscaping that will be sufficient to continue to provide a contextually appropriate level of landscaping with a variety of plant material at the subject property.

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.**

ACI has been operating at the project sites since the mid 1990's. Signage, fencing, lighting, and landscaping currently exist at the site and is well maintained and above the standards of the other industrial properties in the immediate industrial area. Any new lighting will not be permitted to spill off-site or shine above the horizontal plane.