



USE PERMIT

SUPPLEMENTAL FORM

Exhibit 2 Item 3-A
Zoning Administrator Hearing
March 16, 2026

Community Development • Planning & Building
2263 Santa Clara Ave., Rm. 190
Alameda, CA 94501-4477
alamedaca.gov
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Hours: 7:30 a.m.–3:30 p.m., M–Th

ATTACH THIS FORM TO THE PLANNING PERMIT APPLICATION

Use Characteristics: Please describe the project in terms of anticipated maximum level of operation, scope of use, and materials involved for the proposed use.

Test operations for an inert gas pneumatic testing apparatus inside the building Test and evaluation of the system will take place inside the building. Manufacturing will place on the concrete lot and inside the building. Materials involved will be steel tubing, MIG welding equipment, TIG welding equipment, and pressurized nitrogen gas tanks.

Business Activity:

Existing Use: <u>Derelict, zoned AP-TC</u>	Proposed Use: <u>R&D manufacturing facility, zoned</u>
Hours and Days of Operation: <u>8am - 6pm</u>	Total Employees: <u>18</u>
Number of Shifts <u>N/A</u>	Employees per Shift: <u>N/A</u>
Customers Per Day: <u>N/A</u>	Trucks Per Day (indicate truck size): <u>2 (26ft long)</u>
Floor Area: <u>7000 sq ft</u>	Number of Parking Spaces on Property: <u>16</u>

Check all that may apply with the proposed use:

- | | |
|--|---|
| <input type="checkbox"/> Operating Hours Between 10:00PM – 7:00AM | <input type="checkbox"/> Use of Outdoor Spaces/Sidewalk |
| <input type="checkbox"/> Hazardous Materials | <input type="checkbox"/> Air Emissions/Odors |
| <input type="checkbox"/> On-sale Alcohol <input type="checkbox"/> Off-sale Alcohol | <input type="checkbox"/> Massage Activity |
| <input type="checkbox"/> Beer <input type="checkbox"/> Wine <input type="checkbox"/> Distilled Spirits | <input type="checkbox"/> Use of Amplified Noise |

Use the space below to provide addition detail, if necessary:

Surrounding Land Uses: What uses (residential, commercial, park, or manufacturing) exist on adjacent properties?

North: AP-NR Nature Reserve East: Ocean

South: Ocean West: AP-NR Nature Reserve

Operations Narrative for PLN25-0557

Site Activities:

Operations will primarily involve the assembly, testing, and analysis of an inert gas pneumatic test apparatus. Each test will be planned, monitored, and documented by technical staff using automated data acquisition and safety interlocks. No manufacturing for sale or public demonstrations will take place on-site. Temporary structures such as test stands or instrumentation shelters may be used as part of ongoing experiments.

Hours and Staffing:

Typical operations will occur Monday through Friday, between 8:00 a.m. and 6:00 p.m. The site will have up to 18 employees active while in operation, including engineers, technicians, and safety personnel.

Safety and Environmental Controls:

All testing activities will follow established safety procedures, including the use of protective barriers and remote activation systems. No hazardous materials will be stored on-site beyond standard laboratory quantities of inert gases. Waste materials will be collected and disposed of through certified channels.

Traffic and Access:

The site will generate minimal traffic, limited primarily to employee vehicles and occasional small deliveries by light-duty trucks or vans. No large freight or heavy truck operations are anticipated. Parking for all staff and visitors will be accommodated on-site.

Noise and Community Impact:

Noise from testing will be intermittent and limited to short-duration events. Acoustic shielding and natural site features will further minimize off-site sound propagation. No amplified noise, alcohol service, or public assembly uses are proposed. The site's design and operations are intended to be compatible with surrounding land uses.