



PLANNING PERMIT APPLICATION

Community Development • Planning Division
2263 Santa Clara Ave., Rm. 190
Alameda, CA 94501-4477
alamedaca.gov

510.747.6805 • F: 510.865.4053 • TDD: 510.522.7538

Project Address: 1690 Orion Street, Alameda CA 94501 APN: 74-1369-16-2

Property on the Alameda Historical Buildings Study List? ☒ No ☐ Yes – Designation: _____

Property subject to a Business/Homeowners Association? ☒ No ☐ Yes - Association Name: _____

Check all applicable permits: (* indicates supplemental forms/materials required)

- | | | |
|---|---|--|
| ☐ Design Review* | ☐ Rezoning | ☒ Use Permit* |
| ☐ Density Bonus Application* | ☐ Second Unit Application* | ☐ Variance* |
| ☐ Certificate of Approval* | ☐ Sign Permit* | ☐ Zoning Compliance Determination |
| ☐ Planned Development* | ☐ Subdivision* | ☐ Other: _____ |

Project Description: (attach additional sheets if necessary)

New exterior improvements to existing Light Industrial manufacturing facility: new exterior concrete pads for process tanks, repair and expansion of existing perimeter security fence, new vehicle gates, new exterior chemical storage shed, new moveable propane storage cages, and outdoor space for storage of empty shipping containers. Under separate design review permit: new entry addition, new roll-up garage door, new detached pre-fab welding shed, new striped parking spaces

Property Owner(s): City of Alameda, a charter city and municipal corporation, as Landlord

Address: 2263 Santa Clara Avenue City: Alameda State: CA Zip: 94501

Email: _____ Phone: _____ (mobile): _____

Applicant(s): (if different from owner) Peter Benoit, c/o The Shift Group, Inc.

Address: 1059 Union Street, Suite B City: San Francisco State: CA Zip: 94133

Email: peter@peterbenoitarchitect.com Phone: 323.363.6466 (mobile): _____

Hazardous Materials: Pursuant to CA Gov't Code Section 56962.5 regarding notifying the City of hazardous waste and/or hazardous substance sites, the project site: ☐ IS / ☐ IS NOT (check one) included on any of the hazardous waste or substances lists consolidated by the State of California. If on a list, provide the following information:

Reg. ID #: _____ Problem: _____ Date of List: _____

Fee Refunds shall be issued to: ☐ OWNER ☐ APPLICANT ☒ OTHER (provide contact information below)

Name: Vita Bruno Address: 1690 Orion Street, Alameda CA 94501

Phone: _____ Email: vita.bruno@ventions.com

Property Owner: I hereby certify under penalty of perjury, that I am the owner of record of the property described herein and that I consent to the action requested herein. Further, I hereby authorize the City of Alameda employees and officers to enter upon the subject property as necessary to inspect the premises and process this application.

X Nanette Mocanu (Michael Northam) 05/30/17
Property Owner(s) Signature Required Date

Property Owner/Applicant: I hereby certify that I have read this application form and that information in this application and all the exhibits are true and correct. I understand that any misstatement or omission of the requested information or of any information subsequently requested may be grounds for rejecting the application, deeming the application incomplete, denying the application, suspending or revoking a permit issued on the basis of these or subsequent representation, or for the seeking of such other and further relief as may seem proper to the City of Alameda. For applications subject to a time and materials charge, I hereby agree to pay the City of Alameda all incurred costs for staff time and materials associated with review and processing of this application, even if the application is withdrawn or not approved. I understand that one or more deposits may be required to cover the cost noted herein at such time as required by the Community Development Director to ensure there are adequate funds to cover anticipated time and material costs. I expressly acknowledge and agree that failure to pay a written invoice for additional funds within 14 days of date of invoice shall constitute the applicant's withdrawal of the application. I further acknowledge that some application fees are non-refundable and payment does not guarantee approval of the application.

X Benny 30 May 2017
Owner/Applicant Signature Date

FOR OFFICE USE ONLY

File #: PLN17-0276 Date Received: 5/30/17 Received By: H/D

Zoning: AP-E1 GP: AP2



USE PERMIT

SUPPLEMENTAL FORM

Community Development • Planning & Building
2263 Santa Clara Ave., Rm. 190
Alameda, CA 94501-4477
alamedaca.gov

510.747.6800 • F: 510.865.4053 • TDD: 510.522.7538
Hours: 7:30 a.m.–3:30 p.m., M–Th

PLN17-0276

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.

See Attachments A, B, C, D, E & F

Business Activity:

Existing Use: Light Industrial

Hours and Days of Operation: 8 am - 5 pm, M-F

Number of Shifts 1

Customers Per Day: 1 or less

Floor Area: 18,254 sf

Proposed Use: No Change

Total Employees: 35

Employees per Shift: 35

Trucks Per Day (indicate truck size): 1 - FedEx, UPS, USPS, semi-truck deliveries

Number of Parking Spaces on Property: 15 standard + 1 ADA

Check all that may apply with the proposed use:

☐ Operating Hours Between 10:00PM – 7:00AM

☒ Hazardous Materials

☐ On-sale Alcohol ☐ Off-sale Alcohol

☐ Beer ☐ Wine ☐ Distilled Spirits

☒ Use of Outdoor Spaces/Sidewalk

☐ Air Emissions/Odors

☐ Massage Activity

☐ 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: Manufacturing

East: Manufacturing (open lot)

South: Manufacturing (open lot)

West: Manufacturing

30 May 2017

ATTACHMENT A
Project & Activity/Use Description

Allen Tai
Planning Services Manager
Community Development Department
City of Alameda
2263 Santa Clara Avenue
Alameda, California 94501

RE: Request for Administrative Approval of Use Permit PLN17-0276 (1690 Orion Street)

Dear Allen—

The following written description summarizes Astra Space, Inc.'s request for administrative approval of a Use Permit, to allow construction of the below listed exterior site improvements at 1690 Orion Street.

Please let us know if you need any additional information.

Sincerely,

Peter Benoit
Applicant / Consulting Architect to The Shift Group, Inc.
peter@peterbenoitarchitect.com
323.363.6466

PROPERTY DESCRIPTION:

Address:	1690 Orion Street, Alameda, California 94501
Parcel Number:	74-1369-16-2
Zoning:	AP-E1 / Alameda Point Zoning District, Enterprise 1 Sub-District
Owner:	City of Alameda, a charter city and municipal corporation, as Landlord 2263 Santa Clara Avenue Alameda, California 94501
Tenant:	Astra Space, Inc. 1690 Orion Street Alameda, California 94501
Lot Size:	77,728 SF / 1.78 acres
Building Area:	18,254 SF
Year Built:	1958
Existing Use:	Light Industrial / Manufacturing (per Zoning Clearance PLN17-0101)
Proposed Use:	No change
Required Parking:	12 spaces
Proposed Parking:	15 standard 9' X 18' spaces, plus 1 ADA 12' X 18' van space

PROJECT DESCRIPTION:

The proposed scope of work is miscellaneous exterior site improvements to support the use and operations of Astra Space, Inc. headquartered at 1690 Orion Street, a Light Industrial manufacturing and testing facility. All proposed improvements under this application are exterior and open to the air:

- Repair and expansion of the existing 8' high perimeter chain link security fence
- New 8' H X 24' L motorized rolling chain link vehicle gate in fence, on north side of property
- New 8' H X 20' L motorized rolling chain link vehicle gate in fence, on west side of property
- (2) new 8' H X 20' L motorized rolling chain link security gates to enclose open courtyard on east side of building
- New 18' X 40' concrete pad and bollards for:
 - (1) 6000 gallon 8' diameter X 30'-2" high LOX tank
 - (1) 6000 gallon 8' diameter X 27'-3" high LN2 tank
 - (2) 4'-4" W X 4'-7" L X 5'-8" H helium storage modules
 - (1) 4'-6" W X 6'-0" L X 9'-8" H vaporizer
- New 26'-6" W X 30' L X 8' H chain link screen/fence w/ privacy slats surrounding:
 - New 10' W X 20' L concrete pad and bollards for (1) 2500 gallon 5'-5" H X 16'-0" L "RP" tank (RP is rocket propellant, either high grade kerosene or D40 mineral spirits)
 - New 11' W X 22' L concrete pad and bollards for (1) 4000 gallon 7' H X 18' L water storage tank
- New outdoor / open air chemical storage area comprised of:
 - 15' W X 35' L X 8' H chain link fence with double gates and corrugated metal lid (rain protection) around existing concrete pads to remain]
 - (1-4) 55 gallon drums of D40 mineral spirits as rocket fuel stored on concrete pads, palletized, accessed by forklift
 - Misc. 1-5 gallon metal or plastic containers of flammable liquids (acetone, isopropyl alcohol, or latex paint)
 - Short-term storage of unidentified remnant chemicals in less than 5 gallon containers, awaiting hazardous analysis and manifested disposal
- (2) 3' X 3' X 6' H standard propane tank storage cages (1 for full tanks, 1 for empties)
- Area for (6) 8'-6" W X 40' L empty shipping containers, located along south side of fence in open yard

Under separate design review permit:

- New 935 sf one-story entry addition on north side of building
- New 10'H X 25'L roll-up garage door on south side of the building
- New 25'W X 40'L X 24'H pre-fabricated metal welding shed on concrete slab-on-grade on south side of building
- Striping of (15) standard 9' X 18' staff and visitor parking spaces, and (1) ADA 12' X 18' van parking space, all located along north side of building

ACTIVITY / USE DESCRIPTION:

Astra Space Inc. will be designing, manufacturing and testing small scale rockets at the 1690 Orion Street facility, which will also serve as its temporary headquarters during the first phase of their operations. The company plans to negotiate, lease and build-out an adjacent industrial building for use as main headquarters and primary rocket manufacturing / assembly during the second phase of operations, at which point the 1690 Orion Street facility will revert to testing only. The scope of this use permit application covers phase one exterior improvements only.

The main / public entrance to 1690 Orion will be located on the north side of the building, facing West Pacific Avenue. A typical day will involve receiving daily visitors, standard FedEx / UPS-type deliveries, as well as semi-truck deliveries of various materials needed to support the rocket company's operations.

Material deliveries will be routed off West Pacific Avenue via a new vehicle gate, into the open yard on the south side of the property, and then out via a new vehicle gate onto Orion Street.

The open yard contains exterior process tanks on concrete pads, a chemical storage area, an outdoor welding shed and space to store empty standard shipping containers until they are used to ship completed rockets to the company's offsite launch facility.

Recurring bulk deliveries / refilling of the exterior LOX, LN2 and RP tanks will occur an estimated two times per month.

End of letter

ATTACHMENT F

Hazmats list (stored inside building unless otherwise noted)

Hazardous Materials List - for Orion Site

Plan submittal May 2017

Material	Hazard classification	Storage Unit	QTY	Volume each	Orion Location
<u>Fuels:</u>					
Acetylene	Flammable Compressed Gas	K-Bottles	2	<250 cubic ft	Test Cell A, High Bay
Acetone	Flammable Liquid	Metal Cans	5	Gallons	Test Cell A
Propane	Flammable Compressed Liquid	Metal	18	15 lbs	Yard
Hydrogen	Flammable Compressed Gas	K-Bottles	2	<250 cubic ft	Test Cell A
Mineral Spirits/D40	Flammable Liquid	ASEM metal tank	1	100 gallons	Test Cell A
Mineral Spirits/D40	Flammable Liquid	Metal	8	55 gallons drums	Yard A
Isopropyl Alcohol	Flammable Liquid	Plastic	20	Gallons	Alcove A, Test Cell A
<u>Inert:</u>					
Argon	Non-Flammable, Non-Toxic Gas	K-Bottles	16	<250 cubic ft	Test Cell A, High Bay
Helium	Non-Flammable, Non-Toxic Gas	K-Bottles	12	<250 cubic ft	Alcove A, Test Cell A, High Bay

See Attachment E above

See Attachment B Site Plan and Attachment D above

Nitrogen	Non-Flammable, Non-Toxic Gas	K-Bottles	12	<250 cubic ft	Alcove A, Test Cell A, Test Cell B, High Bay
Nitrogen, refrigerated liquid	Non-Flammable, Non-Toxic Gas	Dewar	8	61 gallons	Alcove A, Test Cell A, Yard, Test Cell B, High Bay
Carbon Dioxide	Non-Flammable, Non-Toxic Gas	K-Bottles	12	<250 cubic ft	Test Cell A, Yard
Latex paint	none	Plastic	20	Gallons	Alcove A, Test Cell A, Test Cell B
<u>Oxidizers:</u>					
Oxygen, refrigerated liquid	Non-Flammable Gas, Oxidizer	Dewars	12	61 gallons	Test Cell A, Yard
Oxygen, refrigerated liquid	Non-Flammable Gas, Oxidizer	ASME metal tank	1	200 gallons	Test Cell A
Oxygen	Non-Flammable Gas, Oxidizer	K-Bottles	4	<250 cubic ft	Test Cell A