

DANIEL HOY, AIA
ARCHITECT, INCORPORATED
ARCHITECTURE + PROJECT MANAGEMENT

314 PACIFIC AVENUE
ALAMEDA CALIFORNIA 94501
T 510.520.6528
E DanielHoyArch@gmail.com

June 20, 2026

Re: 1900 Park Street Planning application

Dear Henry,

Pursuant to our conversations from April, 2026 regarding the above referenced project, please find below responses to your request for additional information.

Application materials.

1. Use Permit Supplemental Form attached here.
2. Business Operation description: services to be conducted on the site will include primarily automotive type repairs, engine repairs, tire replacements, wheel alignment, and similar services. Note that no repairs or services will be conducted in the open lot on the site in front of the existing building. All services are to be performed inside the existing auto repair shop. Operationally, vehicles will remain on site no longer than 1-2 days, and will be stored exclusively within the existing building unless to be picked up from the site by a customer on the same day. No operations will occur outdoors, with the exception of occasional tire changes or vehicle intake procedures. No outdoor storage will occur on the site.
3. The size of the site is 10,156 square feet. The existing automotive repair building size is 1755 square feet. The existing modular building, containing office functions, is 445 square feet.

Site improvements summary.

The project consists of the following construction work:

1. removing the existing tile canopy facing Park Street and part of Clement Avenue.
2. A decorative metal fence, 5' in height, will be installed along the perimeter of the site standing approximately 3' from the property line or edge of sidewalk.
3. A continuous planter strip will be installed within the 3' setback between the new fence and the property line/sidewalk. The planters will be irrigated and be landscaped with native species and encouraged to populate along the new fence.
4. The driveway facing Park Street and the driveway nearest the corner of Clement and Park Street will be abandoned with a new fence blocking their access points. Removal of those driveways will be performed under

- a future separate building and public works permit. The driveway approach on Clement Avenue between the Office Building and Warehouse will be replaced due to broken surface.
5. Minimal off-street parking is proposed on the site at this time and will be dedicated to short term parking only for client vehicles waiting for pick up or recent drop-offs. Please see the site plans for reference. The customer drop off area will be placed between the existing buildings and be ADA accessible from the public right of way. All transactions will happen either in this area or immediately inside the repair shop warehouse.
 6. Two short term and two long term bicycle parking spaces will be installed, noted on the site plan.
 7. Per our conversation regarding the path of travel: the owner is aware that a compliant path of travel is to be installed and accessibility improvements must be made to the building entry. You and I have discussed the timing on this issue and agreed that the application for ADA components will be performed in the next iteration of the plans during a building permit process. This includes restricting customer interaction to the exterior of the building until the time that a fully compliant ADA path of travel and building access is constructed. There will be no customer waiting area in the existing office or inside the building. All transactions will be conducted at the exterior of the building until a fully compliant path of travel and accessible entry is constructed.

Please find a business statement from the new owner included here for your records:

At Alameda Auto Lab, we take great pride in giving back to the community we have called home since 1988.

We are honored to provide services for many vital local organizations, including the Alameda Unified School District, the Red Cross, the City of Alameda, the USPS, the Alameda Food Bank, the Alameda Boys & Girls Club, the Alameda Elders community, and the Alameda Point Collaborative, among many others.

In addition to our services, we are committed to supporting local programs through donations and sponsorships. We frequently contribute to the Alameda Boys & Girls Club, the Kiwanis Club of Alameda, the Alameda Welfare Council, St. Joseph Basilica, St. Philip Neri, and St. Barnabas. We also proudly sponsor the Fourth of July parade and numerous youth sports programs, including baseball, soccer, basketball, and swimming clubs.

DANIEL HOY, AIA
ARCHITECT, INCORPORATED
ARCHITECTURE + PROJECT MANAGEMENT

314 PACIFIC AVENUE
ALAMEDA CALIFORNIA 94501
T 510.520.6528
E DanielHoyArch@gmail.com

Our team at Alameda Auto Lab remains dedicated to supporting and giving back to the Alameda community.

Best regards,

Alameda Auto Lab

I would be happy to discuss any of the information provided in more detail as needed.

Kindest regards,

Daniel Hoy, AIA, Architect

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

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.

CONTINUED USE OF EXISTING AUTO REPAIR SHOP. THREE
FULL TIME EMPLOYEES WILL BE ON-SITE. ALL REPAIRS
TO BE PERFORMED AT INTERIOR OF EXISTING STRUCTURE.
HOURS OF OPERATION TO BE STANDARD M-F 8:30-5:30 -
SAT 9-2

Business Activity:

Existing Use: <u>AUTO REPAIR</u>	Proposed Use: <u>AUTO REPAIR</u>
Hours and Days of Operation: <u>M-F 8:30-5:30</u>	Total Employees: <u>3</u>
Number of Shifts: <u>1</u> <u>SAT: 9-2</u>	Employees per Shift: <u>1</u>
Customers Per Day: <u>4-6</u>	Trucks Per Day (indicate truck size): <u>0</u>
Floor Area: <u>1255 + 445 OFFICE</u>	Number of Parking Spaces on Property: <u>0</u>

Check all that may apply with the proposed use:

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

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

ALL ACTIVITIES TO BE PERFORMED AT INTERIOR OF
EXISTING STRUCTURE. NO ON-SITE PARKING PROVIDED

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

North: <u>PARKING LOT</u>	East: <u>RETAIL/WAREHOUSE w/PARKING</u>
South: <u>— (CLEMENT ST.)</u>	West: <u>— (PARK ST.)</u>