

MAR 16 2017

EXHIBIT A

PLANNING DIVISION

**PLANNING DIVISION APPLICATION FOR A DEVELOPMENT PERMIT FOR
PARRISH ESTATE COMPANY I, L.P.**

DESCRIPTION OF PLANNED AND EXISTING USE

The project is a new self storage facility consisting of 41,342 square feet in two Buildings; Building A which is one story of 4,512 square feet and Building B which is two stories with a total of 36,830 square feet. The two buildings are located on a .78 parcel. The new self storage buildings will be on one Lot which is contiguous to an existing self storage property consisting of 119,040 gross square feet on a 215,186 square foot parcel of land having an address of 1650 W. Winton Ave which is owned by the applicant, Parrish Estate Company I, L.P. We have included in this application a parcel merger, which will combine the two lots, which make up the .78 acre parcel, into one.

The 41,342 square foot self storage buildings will become additional self storage space for the exiting self storage facility, which has been serving the citizens of Hayward for 31 years. The new addition will not change the operational activities of the existing self storage. Since the addition and the existing have the same owner, the addition will be completely absorbed into the operations of the existing facility. Customers renting storage units in the addition will utilize the existing office, bathroom and entry gate on W. Winton Ave. The five existing employees will serve the storage needs of the additional customers. The existing individual door alarm system will be connected to the new self storage buildings. The caretaker who occupies the apartment over the office will also take care of the addition during no access periods. The hours of operation will be identical to the present hours of operation. The confined facility will be open for business 7 days a week.

Hours of Operation

Office:	9:00am – 6:00pm
Storage Units:	7:00am – 7:00pm
Days:	Open 7 days a week

Permitted activities inside a self storage facility are extremely limited. Activities consist of renting storage units to tenants. Tenant activity is limited to inspecting the storage unit before renting, storing belongings in their unit and removing unit belongings as needed or when moving out. As operators we conduct auctions of delinquent storage tenants about every two months. The average number of attendees is about 20 individual buyers. All bidders are signed in and deposits have to be put up.

We do not permit extended stays in the storage units during gate hours. Extended stays are when there is no loading or unloading of personal property. We enforce this rule by employing and having on site during gate hours service attendants, who work in the storage

area making certain that our rules of conduct are followed and to assist our tenants with their storage needs. If a tenant goes into their storage unit and shuts the door, the door alarm resets in twenty minutes. When the tenant exits the unit after more than 20 minutes the door alarm goes off and the service attendant visits the unit immediately.

We do not grant our tenants access to the trash enclosure. Our service attendants use it for objects left behind when tenants move out. Successful auction bidders must remove everything from the storage units which contain the property which they have purchased or they forfeit their deposit and are not allowed to attend future auctions.

BUILDING ARCHTECTURE

We have chosen not to duplicate the architecture of the existing facility. First of all the basic construction material will be CMU block and not concrete tilt up. Second the major part of our addition is a two story building as compared to existing single story buildings. Our main goal in designing Buildings A&B was to make them a part of the Thunderbird Place neighborhood. The existing facility fronts on W. Winton Ave and our addition fronts onto Thunderbird PI; therefore, there is no visual continuity to connect these two separate street frontages. We no longer develop self storage properties using the 1983 style. We are using painted CMU block and brand identifying door color.

SECUIRTY GATE

The security gate on Thunderbird PI is for exit only. It will not be used by any tenants for access to the addition or the existing. We will provide a secured switch for fire and police access. We are not allowing access off of Thunderbird PI. because we want to have visual contact with all entering tenants at our office.

TRASH ENCLOSURE

Consistent with the fact that the Thunderbird PI buildings are being added to our existing facility not only will tenants located in the new buildings use the existing bathrooms, the existing office and the existing entry gate, but the existing trash enclosure. The existing trash enclosure will also accommodate any trash removed from the addition by our service attendants.

SEC. 10-1.3125 FINDINGS

a. The proposed use is desirable for the public conveniences or welfare.

The storage of personal or business property does not generate smoke fumes, noise, heat, glares, particulate matter, water pollution or traffic. Self storage facilities generate the fewest vehicle trips of any commercial or industrial use.

At this time we no longer have enough storage units to satisfy the demand of our customers. A shortage of storage units puts upward pressure on the cost of Hayward residents storing property and Hayward residents have to travel to inconvenient locations out of Hayward for storage space. ✓

b. The self storage use will not impair the character and integrity of the zoning district and surrounding area.

The self storage use will be constructed in an Industrial Zone which states that public storage facilities are permitted as a conditional use.

The construction (CMU block) and style of the buildings will blend in well with the character and appearance of the surrounding area.

The buildings are designed so that the roll up doors to the storage units are not visible to the street traffic. ✓

Once the self storage buildings are constructed they can never be used for some other purpose, which might impair the character and integrity of the neighborhood. The reason for the lack of adaptability is that the structural walls are built 10 foot on center and there is no water or sewer or heating services to the buildings. None of the storage units have windows.

c. Self storage is not detrimental to the public health, safety and general welfare.

All storage units will contain at a minimum one fire sprinkler head to eliminate possible fires. ✓

All processes, manufacturing or work is prohibited in any storage unit. Self storage customers are not allowed to store transport from or to the facility hazardous substances.

The storage of personal and business property does not generate smoke, fumes, noise.

d. The self storage use is in harmony with applicable City policies and the intent and purpose of the zonings district involved.

Self storage is public storage; therefore, it is a conditional permitted use in an Industrial zone. Since it is a permitted use, self storage will be suitable for Thunderbird Place and W. Winton Ave and it will contribute to the desirable and attractive working environment of the surrounding area. Self storage will in no way be a detriment to any surrounding properties. ✓