

September 11, 2024

Via: Online Submittal

Planning Commission
Planning Division – Senior Planner
City of South San Francisco
315 Maple Avenue
South San Francisco, CA 94080
650-877-8535

Re: Expansion Vacant Commercial Tenant Space to the Existing O'Reilly Auto Parts Retail and Warehouse Space for Additional Warehouse Space
78 South Linden Ave.
South San Francisco, CA 94080

DESCRIPTION OF PROPOSAL

O'Reilly Auto Enterprises, LLC, as the Applicant for Property Owner South Linden LLC, proposes the following entitlement requests for the On-Site Parking & Loading requirements within the South San Francisco Municipal Code and increased the existing retail space (Parts Aera "A") from 1,770 SF to 2,358 SF:

1. Zoning Code 20.330.004 - Reduce the number of required parking spaces from 14, based on Table 20.330.004, to the existing 10 parking spots that are located on the west side of the existing O'Reilly Auto Parts store. There are approximately 10 on-street parallel parking spaces on South Linden Avenue and Victory Avenue that are located within walking distance from the O'Reilly's Auto Parts Store. There is additional on-street parallel parking near proximity to the O'Reilly Auto Parts Store. In addition, we are proposing overnight parking on-site within the building for (9) parking spaces to be used for the daily used delivery vehicles.
2. Zoning Code 20.330.010 – Maintain the approximately 15'-1" drive aisle width based on Table 20.330.010 & Figure 20.330.010(D)(1).

This request is due to the hardship of the existing parking lot and building. The on-site parking area is located at the existing O'Reilly's Auto Parts store for customers entrance (west side of building) since the other parking areas are designated as on-street parallel parking.

The entitlement requests can be justified as follows:

1. Use – Although the Parking Calculations (below) require 14 parking spaces for the proposed Expansion Warehouse, the "Business Operations" description (also below) details that the intended use of this space will not be hindered by this existing off-street parking.
2. Accessibility – Per the 2022 California Building Code, Section 11B-208.2.4, one van accessible parking space is to be provided for a lot of this size. There is (1) existing van accessible parking space that will remain.

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3. Parking Space Angle – Per Figure 20.330.010(D)(1), the required drive aisle width for 45-degree parking stalls is 15'-0". However, this is presumed for a one-direction drive aisle. There is an existing area at the end of the parking lot to be utilized prior to parking to help facilitate turning around for the correct approach to the parking stall.

The uses noted under "Business Operations" (below) illustrate that the required number of parking spaces for this tenant, while modest, is more than necessary for their function and expected customer traffic. Any busy periods for the O'Reilly Auto Parts store would see patrons using the on-street parallel parking if there are not enough spaces that are located on the west side of the building parking lot.

PARKING CALCULATIONS (TABLE 20.330.004)

When O'Reilly Auto Parts store originally took over a portion of the existing building, it was classified as Indoor Warehouse and Storage for parking calculations, based on Table 20.330.004 of the Municipal Code. With the proposed Expansion for additional Warehouse space to the existing O'Reilly Auto Parts store, we will also be proposing to classify this as indoor Warehouse and Storage.

O'Reilly Auto Parts Retail Store (Existing)

Warehouse	10,520 SF	5 Spaces (Space has decreased in size by 588 SF due to retail expansion.)
Retail	2,358 SF	1 Space (Space has increased in size from 1770 SF for proposed work.)
Office	112 SF	1 Space
Totals =	12,878 SF	7 Spaces

O'Reilly Auto Parts Expansion Warehouse

Warehouse	10,000 SF	5 Spaces
Warehouse	5,317 SF	2 Spaces
Totals =	15,317 SF	7 Spaces

BUSINESS OPERATIONS

Overview

The referenced structure will consist of one tenant: the existing O'Reilly Auto Parts retail and warehouse and the expansion space for additional warehouse for the O'Reilly Auto Parts. The expansion for the additional warehouse replaces the former tenant which is a vacant commercial tenant space located 78 South Linden Avenue. The proposed O'Reilly Auto Parts expansion for additional warehouse space will primarily be established for its warehouse use and the ability to deliver to local repair shops. The existing store component is of secondary importance. This space including the expansion will have 35 - 40 employees in total, with two shifts of 20 employees.

Function

The expansion for additional warehouse to the O'Reilly Auto Parts retail and warehouse will be utilized as a storage area for automotive parts and accessories with high-density, single level product shelving. This storage serves professional customers by offering a much deeper catalog of products than a normal store and keeps more inventory for bulk sales. The existing retail store serves the public with the same products but is displayed in a more consumer-focused style. Customers stay in the retail space while employees find any needed product from the warehouse area.

Deliveries and Usage

Small vehicles will be used for the deliveries, with an emphasis on those deliveries rather than in-store pickup. These small vehicles include Chevy Colorado's which are 17'-9" x 6'-6" in size, Nissan NV2000s which are 15'-6" x 5'-8" in size, or similar. Only these small similar vehicles will utilize the existing overhead receiving doors that are located within both the existing O'Reilly Auto Parts Store and the proposed expansion area. No vehicles will be parked in the road, no semi-trucks or large vehicles will use this existing overhead door, and vehicles will not block the sidewalk (signage to be installed directing drivers pull into the space). Large trucks will deliver to the building nightly using the west side parking area and utilize the existing receiving raised loading dock that is located at the expansion side. The facility is accessible to the public, but retail customers are expected to be fewer than other O'Reilly Auto Parts stores – about 10 to 20 per day. This equates to about 1 car every 30 minutes. The same use is expected for professionals (10-20 per day), doubling lot usage to 1 car every 15 minutes.

Daily operation traffic consists of 5 HUB trucks (Pickup type of trucks) run at approximately 9:00 AM, 11:00 AM, 2:00 PM and 3:30 PM. 9 professional sales trucks (similar to a pickup style truck) run as needed. Freight trucks deliver to the location during the overnight hours 5 nights a week.

By expanding into the adjacent vacant space for additional warehouse, O'Reilly's will use this additional space as a Hub store that contains a variety of parts but not larger volumes, they are not meant or set up to complete Wholesale or Bulk Sales. They are placed to help support other O'Reilly stores with a limited capacity of stocked items and only hold items that are common for the market area. Because there is a capacity limit and they cannot stock all parts O'Reilly sells as a whole, the hub allows the uncommon parts to still be available to the market area. Hubs are retail stores, and the consumer can either visit the hub and shop as normal or have that part brought to their local store for their convivence. Hubs run these orders on a schedule similar to a train or bus schedule throughout the day. Overall, this allows O'Reilly to provide our customers with the best customer service and get parts in their hands quicker. If a part is special ordered from a DC that can take about 2 days for them to receive and the hub allows that time frame to be cut down to hours.

Site Layout

While this site layout differs from an optimized design from a ground-up store, O'Reilly Auto Parts intends to utilize the space available to the greatest extent possible with no delivery or other vehicles being compromised. The existing parking configuration has allowed for consumer vehicles, delivery vehicles, large freight trucks, trash trucks, and fire apparatus all to access the building safely. Victory Avenue is being used only for maneuvering the large trucks onto the site by backing in. This function occurs during off-hours primarily, minimizing any traffic impacts. An on-street loading zone is not requested now and will not be requested in the future. public vehicles have room to turn around at the end of the parking row then use the angled parking. both the existing overhead doors will be used for local deliveries and small vehicles for interior overnight parking.

Regarding the doors that face south linden avenue, the existing egress door will be maintained for pedestrian exit using the sidewalk extension. The existing overhead loading door closer to Victory Avenue will be utilized for local deliveries with small vehicles, as mentioned above. The overhead door towards the north end will be utilized for local deliveries and small vehicles for interior overnight parking.

note: currently, most of O'Reilly's commercials trucks are stored off site.

Access

The entrance to the existing O'Reilly Auto Parts retail and warehouse store will remain the same. A new door, landing and stairs will be added on the west side of the building similar to the existing O'Reilly's landing and stairs as shown on sheet A1.2 and A2.1.

Warm Regards,



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cc: ACT/File