



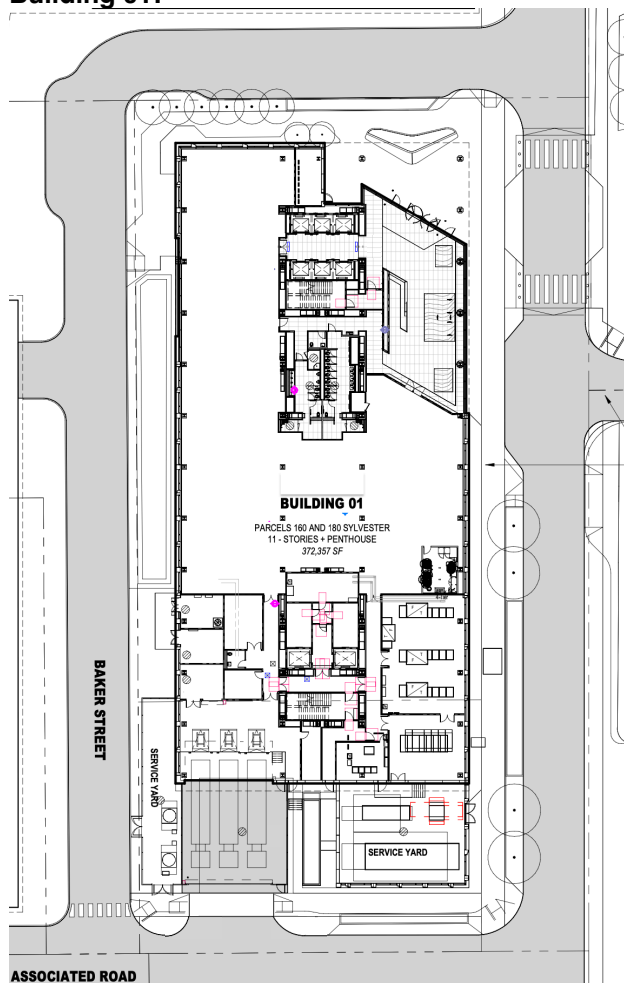
1900 Powell Street, Suite 220
Emeryville, CA 94608
(800) 488-7274 Toll Free USA
(415) 292-5400
(415) 292-5410 Fax
www.trashmanage.com

120 E Grand South San Francisco, CA Loading Analysis and Variance Request

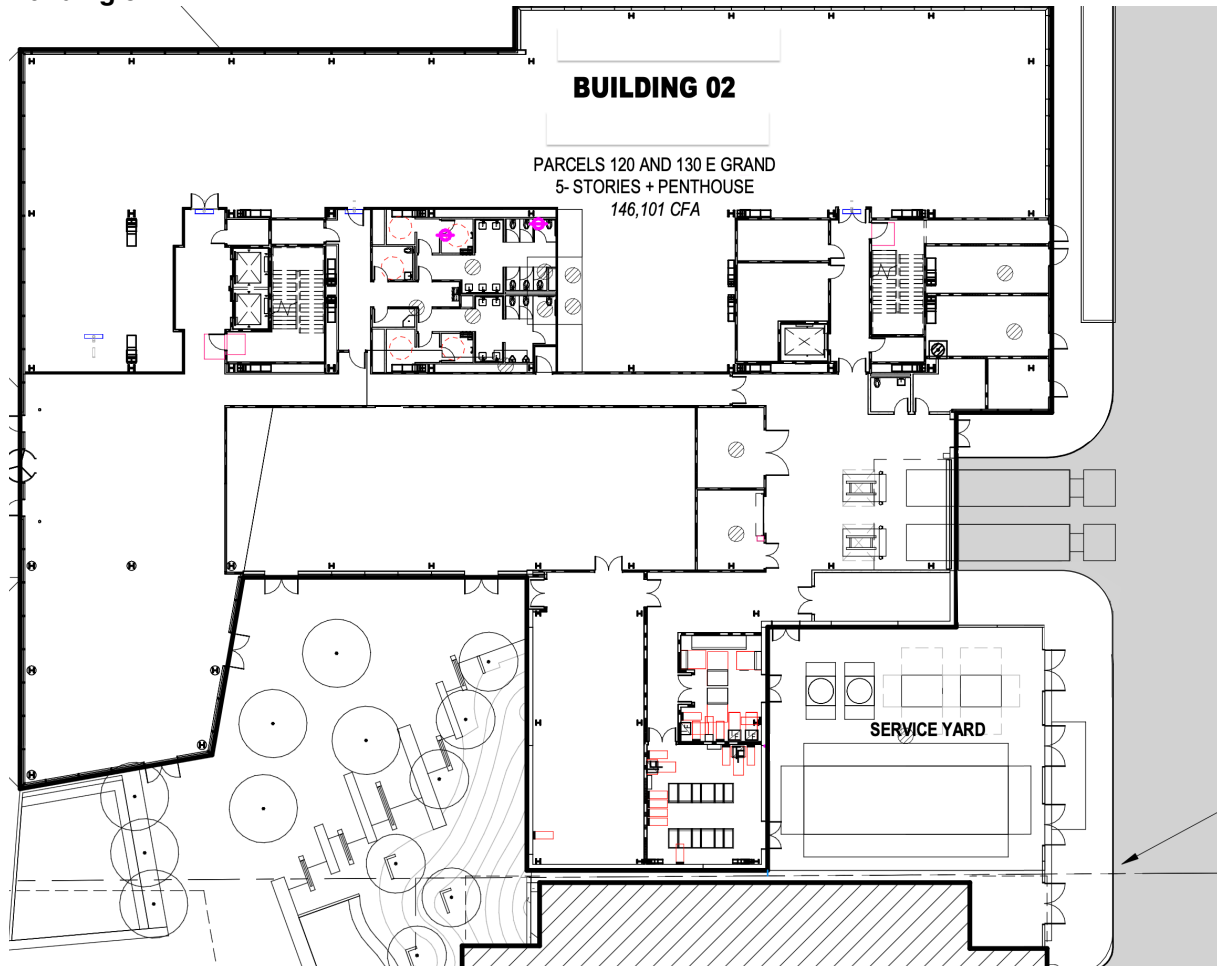
Background: We are requesting an adjustment to the loading space requirements for this office/lab space building with a total of 549,857 SF of office space and minimal retail space, 372,135 SF in Building 01, 166,240 SF in Building 02, and 11,486 SF of amenity space in Building 03.

Under the above ordinance, the project will require a total of 7 loading bays. However, the City also provides an option for the Chief Planner and City Engineer to adjust the required spaces based on the nature and requirements of the proposed project.

Loading Area Building 01:



Building 02:





1900 Powell Street, Suite 220
Emeryville, CA 94608
(800) 488-7274 Toll Free USA
(415) 292-5400
(415) 292-5410 Fax
www.trashmanage.com

Logistic Requirements: The City of South San Francisco loading requirements are established in Chapter 20.330.009 On Site Loading. Below are the pertinent portions of these regulations:

A. **Loading Spaces Required.** Every new building, and every building enlarged by more than 5,000 square feet that is to be occupied by a manufacturing establishment, storage facility, warehouse facility, retail store, eating and drinking, wholesale store, market, hotel, hospital, mortuary, laundry, dry-cleaning establishment, or other use similarly requiring the receipt or distribution by vehicles or trucks of material or merchandise shall provide off-street loading and unloading areas as follows. Such on-site loading space shall be maintained during the existence of the building or use that it is required to serve.

Square Footage	Required Loading Spaces
150,001 - 230,000	4
230,001	1 per additional 100,000 square feet of portion thereof
Total required for this development	7.19856

B. **Reduction in Number of Loading Spaces Required.** The loading space requirement may be waived upon a finding by the Chief Planner and City Engineer that the applicant has satisfactorily demonstrated that due to the nature of the proposed use, such loading space will not be needed.

C. **Minimum Size.** Each on-site loading space required by this chapter shall not be less than 12 feet wide, 50 feet long, and 14 feet high, exclusive of driveways for ingress and egress, maneuvering areas and setbacks. The minimum size requirement may be modified upon a finding by the Chief Planner and City Engineer that the applicant has satisfactorily demonstrated that due to the nature of the proposed use, such size will not be needed.



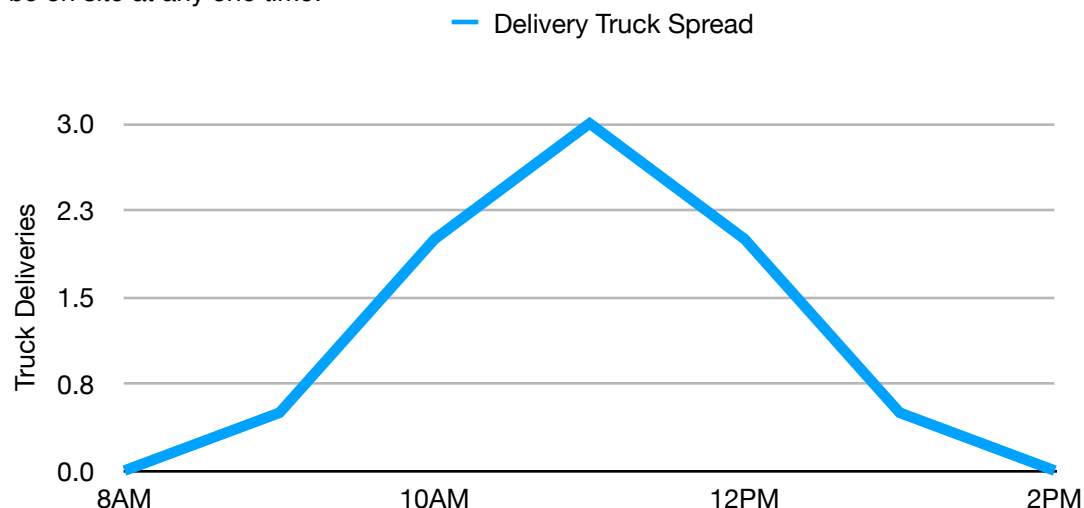
1900 Powell Street, Suite 220
Emeryville, CA 94608
(800) 488-7274 Toll Free USA
(415) 292-5400
(415) 292-5410 Fax
www.trashmanage.com

Support for Adjusting the Number of Truck Loading Spaces

American Trash Management, Inc., (ATM) has determined loading space requirements for similar office projects. To make this determination, ATM uses the following truck delivery model, which assumes minimal food-related operations plus the standard steady-stream of daily truck deliveries from Amazon, UPS, FedEx, etc. The model is below:

Delivery Entity	Truck Size	Estimated Time to Offload (minutes)	Frequency of Deliveries PER WEEK	Projected minutes PER WEEK
Retail Vendor #1	Box Truck	45	3	135
		Total Minutes Per Day		135
Delivery Entity	Truck Size	Estimated Time to Offload (minutes)	Frequency of Deliveries PER Week	Projected minutes PER WEEK
Package Delivery	Truck or Van	20	35	700
Package Delivery	Truck or Van	20	35	700
		Total Minutes Per Day		1,400
	Total Delivery MINUTES Per WEEK			1,535
	Total Delivery HOURS Per Day			5
	PROJECTED DELIVERIES PER DAY			8

The model projects between 8 truck deliveries per day, which will be spread out from 8AM to 2PM. Given the number of deliveries and the wide variation in arrival times, not more than three delivery vehicles will be on site at any one time.





1900 Powell Street, Suite 220
Emeryville, CA 94608
(800) 488-7274 Toll Free USA
(415) 292-5400
(415) 292-5410 Fax
www.trashmanage.com

A building of this size will require that the building management include a "Loading Dock Manager. This person will be responsible for the management of the building's loading dock and will inform tenants of the limitations and conditions on the use of the loading docks. They will schedule, assign loading location and limit truck size.

Due to the project's size we recommend this project accommodate a total of three (3) loading bays. In Building 01 we recommend two (2) loading bays and in Building 02 we recommend one (1) loading bay.

Use	Gross SF	Number of Bays	Vehicle Size	Recommendations
Office	549,857	3	WB-40	It is recommended that the site accommodates at minimum three larger style vehicle (WB-40).

For this reason, we are requesting a variance from Chief Planner and City Engineer to adjust the required spaces to three (3).

Please take this analysis into consideration to appeal the requirement.

Thank you,

Carla Sanchez

Project Manager
American Trash Management, Inc.
1900 Powell Street, Suite 220
Emeryville, CA 94608
Direct: 1-510-607-7609