

**RECOMMENDED  
FINDINGS OF FACT**

**PLN16-0053 - 1700 Doolittle Drive  
J. Noori, Nterra Group (Applicant)  
B. G. Gordon, W.P. Carey, Inc. (Property Owner)**

The Board of Zoning Adjustments hereby approves the Conditional Use Permit to allow vehicle storage on a former parking lot at 1700 Doolittle Drive, and finds the project categorically exempt from CEQA subject to the following findings:

- 1. The proposed location of the use is in accord with the objectives of this Code and the purposes of the district in which the site is located.**

The Zoning Code requires that vehicle storage obtain a conditional use permit in the IG Industrial General District (Section 2-706 B. 31.). The use is in accord with the purpose of the IG District which are: to provide appropriately located areas consistent with the General Plan for a broad range of manufacturing, distribution, storage, and service uses; and to provide a suitable environment for various types of industrial uses, and protect them from the adverse impacts of inharmonious uses. Where in fact the proposed commuter lot would result in a reduction of vehicle counts/vehicle trips. Having less vehicle traffic will have a positive effect in improving air quality.

- 2. The proposed location of the use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city.**

The property is designated General Industrial in the City's General Plan Land Use Map. General Industrial areas are characterized by "a wide range of manufacturing, transportation, warehousing, vehicle storage, and distribution uses" (General Plan page 3-16), therefore, the provision of a vehicle storage use will be consistent with the City of San Leandro General Plan for this land use designation. In addition, the following General Plan policies would apply:

**7.01 Industrial Assets** - Build on the strengths of the City's existing industrial base, transportation infrastructure, and proximity to Oakland International Airport in the City's business development efforts.

**7.06 Adaptive Reuse** - Encourage private reinvestment in vacant or underutilized industrial and commercial real estate to adapt such property to changing economic needs, including the creation of flex/office space.

**7.09 West San Leandro Business District** - Build upon the locational strengths and transportation features of West San Leandro to support the area's continued development as a major industrial, technology, and office employment center. In accordance with the West San Leandro Plan, limit the encroachment of incompatible residential and retail uses into the area, and promote additional

development and redevelopment with manufacturing, technology, warehouse and distribution, office/flex, and similar uses.

**44.05 Street Beautification** - Upgrade the City's commercial thoroughfares by building upon their existing strengths and improving their aesthetic qualities. The City should implement programs to underground utilities, abate weeds and graffiti, eliminate litter, improve buffers to adjacent residential uses, prohibit excessive or out-of-scale signage, remove billboards, and provide streetscape amenities and landscaping along these thoroughfares.

This use, with the recommended conditions of approval, will not be detrimental or injurious to property and will not be detrimental to the public health, safety, welfare or convenience of those working or residing in the area. As cited in the previous finding the commuter lot would result in improving air quality due to the reduction of vehicle counts/vehicle trips.

**3. The proposed use will comply with the provisions of this Code, including any specific condition required for the proposed use in the district in which it would be located.**

Vehicle Storage is a conditionally permitted use in the IG Industrial General District. The Board of Zoning Adjustments, in considering the conditional use application, will require specific conditions of approval to ensure the new use will be compatible with the surrounding uses and properties. These conditions include the following:

- *No repair or maintenance work on any vehicle shall be conducted on the property.*
- *The use of the property would be limited for daily vehicle storage for a commuter lot; no other types of vehicle storage is permitted, such as commercial parking lot, extended rental parking for trailers, boats or recreational vehicles, car dealership storage, car rental storage, or impound yard for a towing business.*
- *The required City Building Permit must be obtained for the site improvements for the vehicle storage/commuter lot.*

**4. The proposed use will not create adverse impacts on traffic or create demands exceeding the capacity of public services and facilities which cannot be mitigated.**

The existing site is adequately served by streets, utilities and other public facilities.

**California Environmental Quality Act Categorical Exemption Findings**

This item is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines, Article 19, Section 15301 (e)(2) as it is an Existing Facility that involves no expansion; that is in an area where all public services and facilities are available to allow for maximum development; and that is not located in an environmentally sensitive area.