

Exhibit A

**RECOMMENDED
FINDINGS OF FACT**

**PLN20-0001
2539 Grant Avenue
Alameda County Assessor's Parcel Number 080G-0910-015-00
Louis Rigaud (Applicant)
MTLG, LLC (Property owner)**

The Board of Zoning Adjustments hereby approves the Conditional Use Permit to allow a Recreational Vehicle Storage Facility as a secondary business at 2539 Grant Avenue, and finds the project categorically exempt from CEQA subject to the following findings:

Conditional Use Permit 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 property is situated in the IG Zoning District, whose purpose is “to provide and protect existing industrial sites and allow for continued operation of existing general industry.” The number of parking spaces in the existing parking lot at 2539 Grant Ave. exceed parking demands for the existing wind turbine servicing and manufacturing business and its parking requirements (per the current Zoning Code) and outdoor storage is otherwise permitted in the Industrial General Zoning District. Approval of the RV storage facility would allow for a more productive use of the underutilized parking lot, thereby supporting the continued use of the property for general industrial.

- 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 subject property is designated General Industrial (IG) in the City's General Plan Land Use Map. IG areas are designated to “contain a wide range of manufacturing, transportation, food and beverage processing, technology, warehousing, vehicle storage, office-flex, and distribution uses.” The proposed RV storage facility and the manufacturing facility together fully align with the range uses for which the IG land use designation was created.

The specific siting of the RV storage facility at the subject property would not be

detrimental to persons residing or working nearby because foreseeable potential impacts fall within anticipated impacts for the land use designation and its allowable industrial uses. The property is set back and fully screened from view along Grant Avenue, secured with an automated gate and decorative tubular steel fencing, and on-street parking is underutilized and available.

The parking spaces, driveway aisles, and office that would comprise the RV storage facility are existing and no new facilities will be constructed under this Conditional Use Permit. Vehicle storage facilities are a passive use that do not typically generate noise levels that exceed or contribute to a noticeable addition to ambient background noise and the subject property is located at least 300 feet away from the nearest residence. The location for vehicle storage of recreational vehicles is centrally sited within the property and more than 500 feet away from the nearest residence. Therefore, the use of vehicle storage will not result in an increase in noise and other nuisances related to outdoor activity that would affect adjacent residential properties or uses, or the neighborhoods beyond.

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.

Pursuant to Zoning Code regulations for the proposed land use, the project has been conditioned to upgrade its existing infrastructure. The project will accommodate the addition of an RV storage facility by providing improved parking and loading spaces for the proposed uses on the property, restriping the parking lot to clearly identify parking spaces, and repairing the fence to provide adequate security. With the Conditions of Approval, the project will comply with the provisions of the Code.

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.

Previous land uses on the property generated a higher level of traffic, particularly when the manufacturing facility was approved and constructed as a food processing and distribution center in the 1980s. Prior to the current land use, the property consisted of a Frito Lay food processing facility. The existing parking lot and buildings were constructed and used to store and park fleet vehicles associated with the food processing and distribution facility.

The proposal will not create adverse impacts related to traffic or demands on public services because it has been conditioned to restripe the parking lot with standard markings on the pavement and install signage to clearly identify RV storage parking spaces in accord with the access requirements of the Fire Department and

Engineering and Transportation Department, to prevent and avoid any vehicular or traffic conflicts. The low number of employees for the existing manufacturing use and the ample space on the site further reduces the likelihood of conflicts between the two uses. Vehicle storage is a passive use that generates a low level of daily trips and vehicle emissions, and would not increase daily vehicle trips, emissions or vehicle miles traveled to a level of significance. As a result, the project will not have an adverse impact on traffic.

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, as it is an Existing Facility that involves minor alterations and negligible expansion of use; is in an area where all public services and facilities are available to allow for maximum development; and is not located in an environmentally sensitive area.