

**Exhibit A**

**RECOMMENDED FINDINGS OF FACT  
Resolution 2021-009**

**PLN21-0011  
14655 Wicks Blvd., APN 077B 0851 014 -13  
Guy Duerwald, Perkins, Williams & Cotterill (Applicant)  
Lone Oak San Leandro LLC. (Property Owner)**

The Board of Zoning Adjustments hereby approves PLN21-0011, 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 Zoning Code requires that Vehicle/Heavy Equipment Repair in the IG Industrial General zoning district obtain a conditional use permit (Section 2.12.200). The proposed use is in accord with the purposes of the IG District which are to provide and protect existing industrial sites and to allow for continued operation of existing general industry. The proposed use would be subject to certain limitations through the recommended conditions of approval to avoid adverse effects on adjacent uses and properties. The proposed use is conditioned to operate in an orderly manner within the site. The maintenance and repair facility will serve the existing facility and service fleet vehicles already used and stored on the subject property. The conditions include adherence to the City's Noise and Outdoor Lighting Ordinance as a performance standard. The recommended conditions of approval will maintain the character of the industrial area, promote the use of the existing industrial area, and prevent impacts to the adjacent residential and industrial uses.

The proposed use would be subject to certain limitations through the recommended conditions of approval to avoid adverse effects on adjacent uses and properties. The proposed use is conditioned to operate in an orderly manner within the site and noise impacts would be minimal as the use would be subject to the City's noise ordinance. Vehicle idling has been conditioned to be limited to less than two minutes to avoid the effects of noise and air pollution. The recommended conditions of approval will maintain the character of the industrial area, promote the use of the existing industrial area, and prevent impacts to the adjacent industrial uses.

- 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 proposed location for the fleet vehicle repair and maintenance facility and the conditions under which it will operate are appropriate because the facility will serve the existing Coca-Cola distribution business. Providing fleet maintenance and repair on-site will generate fewer vehicle trips and vehicle miles traveled than if servicing were provided at an off-site facility. The subject property is designated General Industrial in the City's General Plan Land Use Map. General Industrial areas may contain a wide range of manufacturing, transportation, food and beverage processing, technology, warehousing, vehicle storage, office-flex, and distribution uses. Such uses are subject to performance standards to avoid adverse off-site effects. A limited range of commercial uses also is permitted in these areas (General Plan page 3-31). In addition, the following General Plan goals and policies would apply:

### **Land Use (LU)**

**Policy LU-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.

**Policy LU-7.1 Leveraging Locational Assets.** Build on the locational strengths and transportation features of San Leandro's industrial area to support the area's continued development as a major advanced manufacturing, technology, and office employment center.

**Policy LU-7.2 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 and space for technology-driven businesses.

**Policy LU-8.5 Commercial Uses with an Industrial Character.** Maintain areas in the City that are appropriate for lumberyards, construction suppliers, automotive repair shops, and other commercial uses that are industrial in character or that typically locate in industrial areas. While development standards in these areas should respect the operational characteristics of these uses, they should still promote aesthetic improvements, adequate buffering for nearby uses, traffic safety, and a more positive visual image.

**GOAL LU-10: Land Use Compatibility.** Ensure that commercial and industrial projects are attractively designed and are sensitive to surrounding areas.

**Policy LU-10.1 Zoning.** Use zoning district boundaries, zoning standards, and other regulatory tools to control the interface between heavier industrial uses and residential areas, and to limit the impacts of industrial activities on nearby neighborhoods.

**Policy LU-10.2 Off-Site Impacts.** Consider the setting and context of each site when evaluating proposals for development in industrial areas. The potential for impacts on adjacent uses, including the potential for land use conflicts and increased parking demand and truck traffic, should be a key consideration.

**Policy LU-43.01 Promoting Quality Design.** Use the development review and permitting processes to promote high quality architecture and site design. Design review guidelines and zoning standards should ensure that the mass and scale of new structures are compatible with adjacent structures.

**Policy LU-43.07 Commercial and Industrial Standards.** Improve the visual appearance of the City's commercial and industrial areas by applying high standards of architectural design and landscaping for new commercial and industrial development and the re-use or remodeling of existing commercial and industrial buildings.

**Goal ED-2 - Create an environment in which local businesses can prosper.**

Investment will be made on the property that would enhance and improve its appearance. There will be conditions of approval regulating compliance with hazardous materials storage and disposal so that the proposed use will not be detrimental or injurious to property and will not be detrimental to the public health, safety, welfare or convenience of those residing and working in the area.

- 3. That 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\Equipment Repair is a conditionally permitted use in the IG Industrial General zoning district. The Board of Zoning Adjustments, in considering the conditional use application, requires specific conditions of approval (i.e., orderly use of the property, site maintenance, adherence to proposed plans) to ensure the proposed use will be compatible with the existing site improvements and the immediate commercial neighborhood.

- 4. That 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 fleet maintenance facility will not create adverse impacts on traffic or create demands exceeding the capacity of public services because the facility is intended to service an existing business and is located within an existing Coca-Cola manufacturing and distribution facility. Providing fleet maintenance and repair on-site will generate fewer vehicle trips and vehicle miles traveled than if servicing were provided at an off-site facility. The facility will not place a burden on existing City services or utility capacity as described in the staff report and applicant's statement.

### **Site Plan Review Findings**

- 1. Site plan elements (such as but not limited to: building placement, yard setbacks, size and location of landscape areas, parking facilities and placement of service areas) are in compliance with the minimum requirements of this Code, and are arranged as to achieve the intent of such requirements by providing a harmonious and orderly development that is compatible with its surroundings. Parking, loading, storage and service areas are appropriately screened by building placement, orientation walls and/or landscaping.**

The proposed vehicle repair and maintenance facility will be harmonious and compatible within the existing industrial context of Wicks Blvd. as situated within the existing Coca-Cola manufacturing center. Providing fleet maintenance and repair on-site for the existing industrial business will not have an adverse effect on adjacent businesses, is fully screened from view and will not be accessible by the public. The addition has been designed to be consistent with the design of the remainder of the existing building.

- 2. The building has adequate articulation, with appropriate window placement, use of detailing, and/or changes in building planes to provide visual interest. The exterior materials, finishes, detailing, and colors are compatible with those of surrounding structures.**

The project will demolish a 3,330 square foot portion of an existing building and construct in its place a new 7,036 square foot fleet vehicle maintenance and repair facility. The project has adequate articulation, with appropriate window placement, use of detailing, and/or changes in building planes that provide visual interest because the addition has been designed to be visually consistent with the existing remainder of the building. Exterior materials, finishes, detailing, and colors are compatible with the existing building. The project site is fully screened from view from surrounding public streets with existing fencing.

- 3. The landscaping complements the architectural design, with an appropriate balance of trees, shrubs, and living ground covers, and**

**provides adequate screening and shading of parking lots and/or driveways.**

Replacement landscaping is required to comply with the City's Landscape Ordinance and the State's Water Efficient Landscape Ordinance (WELO) which is subject to the review and approval of the Community Development Director. In the review, the Director will look to ensure the landscaping will also complement the existing site conditions, the frontage landscape composition provides adequate balance of trees, shrubs, and ground cover. The project, as designed, will have a minimal effect on existing landscaping.

- 4. Detail features, such as signs, fences, and lighting for buildings, parking lots, and/or driveways are visually consistent with the architectural and landscape design, and minimize off-site glare.**

The layout and circulation for the facility will remain relatively unchanged. Lighting fixtures have been conditioned to be consistent with the City's outdoor lighting ordinance. Existing fences and screening along the property lines are proposed to remain. They are primarily chain link with slats and fit the industrial context of the neighboring sites. The existing driveways will also be retained with no changes to circulation and access.

### **CEQA ENVIRONMENTAL REVIEW**

The Board of Zoning Adjustments finds that this item (PLN21-0011) is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines, Article 19, Section 15302, Replacement and Reconstruction, as the project involves the demolition and reconstruction of an existing building and involves a 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.