

**RECOMMENDED
FINDINGS OF FACT FOR APPROVAL**

**PLN17-0054
575 Marina Boulevard
Alameda County Assessor's Parcel Number 75-87-4-16
Enterprise Rent-A-Car (applicant) and McLellan Estate Co (property owner)**

The Board of Zoning Adjustments hereby approves the Conditional Use Permit to allow Vehicle/Heavy Equipment Dealers Used, Vehicle/Heavy Equipment Rentals, Vehicle/Equipment Repair Limited, and Vehicle Storage for Enterprise Rent-A-Car at 575 Marina Boulevard, and finds the project categorically exempt from CEQA subject to the following findings:

The Board of Zoning Adjustments hereby approves the Conditional Use Permit, 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/Heavy Equipment Dealers Used, Vehicle/Heavy Equipment Rentals, Vehicle/Equipment Repair Limited, and Vehicle Storage in the IG(S) Industrial General District (Special Review Overlay District) obtain a conditional use permit (Sections 2-706.B.30-33). The proposed use is in accord with the purposes of the IG(S) District which are to provide and protect existing industrial sites, to allow for continued operation of existing general industry, and where certain types of retail sales are permitted.

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. In addition, there are conditions that prohibit the display of for rent or for sale vehicles/equipment on the public street. The recommended conditions of approval will maintain the character of the commercial/industrial area, promote the use of the existing area, and prevent impacts to the adjacent 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 subject property is designated as CG/IL General Commercial at the front portion of the property and Light Industrial at the rear portion of the property in the City's General Plan Land Use Map. General Commercial areas are characterized by "primarily auto-oriented uses such as hotels and motels, car dealerships, auto service and repair businesses, and construction suppliers" (General Plan page 3-27). Light Industrial areas are characterized by "a wide range of manufacturing, transportation, food and beverage processing, technology, warehousing, vehicle storage, office-flex, and distribution uses" (General Plan page 3-31). Therefore, the provision of a vehicle dealer and rental company with accessory repair and rideshare vehicle storage will be consistent with the City of San Leandro's General Plan for this land use designation. In addition, the following General Plan goals and policies would apply:

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-7.8 - Sense of Place. Create a stronger sense of place and a more positive regional image in the industrial districts through improved site planning, landscaping, architecture, façade improvements, fencing and screening, and design, as well as investments in streetscape improvements.

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.

Policy LU-8.12 - Marina Boulevard. Improve the Marina Boulevard corridor as an east-west connector between Downtown San Leandro and the waterfront. This should include continued investment in regional retail and Auto Mall development between I-880 and San Leandro Boulevard.

Goal LU-10 - Ensure that commercial and industrial projects are attractively designed and are sensitive to surrounding areas.

Policy LU-10.4 - Industrial Sanctuary. Protect the City's major industrial areas from encroachment by uses that are potentially incompatible with existing viable industrial activities, or which may inhibit the ability of industry to operate effectively.

This proposed use, with the incorporation of the recommended conditions of approval, will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the area, since the use would be similar to the prior vehicle uses (vehicle dealer and ambulance service) at the site and would use the existing building and on-site parking on the property.

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.

The project site is currently developed and has been operating with vehicle oriented uses since the early 2000's. Vehicle/Heavy Equipment Dealers Used, Vehicle/Heavy Equipment Rentals, Vehicle/Equipment Repair Limited, and Vehicle Storage are conditionally permitted use in the IG(S) Industrial General District (Special Review Overlay District). The Board of Zoning Adjustments, in considering the conditional use application, will require specific conditions of approval (i.e., orderly use and parking at the property, site maintenance, and adherence to proposed plans) to ensure the proposed use will be compatible with the existing site improvements and the immediate commercial/industrial area.

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.

No expansion of the existing building area or use is proposed. The property has adequate off-street parking and employee/customer parking, with the 367 on-site parking spaces. The existing property is adequately served by streets, utilities and other public facilities without detriment to the immediate area. The proposal will not significantly affect the public utilities and facilities already serving the existing immediate area as it involves reuse of an existing building and a commercial/industrial site that was formally used as a vehicle dealership and for ambulance services.

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.