

**RECOMMENDED  
FINDINGS OF FACT**

**PLN2011-00021  
2661 Alvarado Street, Unit 22  
D. McKinney, C&M Trailer Rental (Applicant)  
R. Legallet, 2661 Alvarado LLC (Property Owner)**

The Board of Zoning Adjustments hereby approves the Conditional Use Permit to allow trailer rentals and trailer sales in an existing warehouse at 2661 Alvarado Street, Unit 22, 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 equipment rentals and used equipment sales in the IG District obtain a conditional use permit (Sections 2-706 B.31. and B.32.). The proposed use a specialized rental business for towing trailers that transport a single car, single motorcycle or two motorcycles. All of the trailers will be stored inside the building until they are rented out by a customer. Business operates as primarily by appointment only. The proposed use would all take place inside the building. The use is limited as there are only nine towing trailers. The use is in accord with the purposes of the IG District which are to provide and protect existing industrial sites and allow for continued operation of existing general industry.

- 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," therefore, the provision of a trailer rental and trailer sales facility will be consistent with the City of San Leandro General Plan for this land use designation. The following General Plan policies would apply:

**Policy 7.06** - Encourage private reinvestment in vacant or underutilized industrial real estate to adapt such property to changing economic needs.

**Policy 7.07** - Encourage business development that improves the City's ability to provide the public with high-quality services and which minimizes increases in the tax burden for existing businesses and residents.

**Policy 10.01** - Support the reuse of underused, vacant or obsolete industrial buildings with the goals and policies of the General Plan.

This specialized 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 in the area.

**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.**

Equipment rentals and used equipment sales 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 minimize impacts to neighboring residential properties. These conditions include the following:

- *There shall be no display or storage of the trailers outside the building.*
- *No repair or maintenance work on any trailer and/or vehicle shall be conducted on the property, except minor trailer maintenance using hand tools.*

**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. Vehicles driven to the property have adequate access to pick up the trailers for hire on the site.

**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 an existing facility with no proposed new structures or additions.