

**RECOMMENDED
FINDINGS OF FACT**

PLN17-0017

1922 Republic Avenue

Enterprise Holdings c/o L. Fogelhut, Architect (applicant)

C. Lutz, Balco Properties, LTD., LLC (property owner).

The Board of Zoning Adjustments hereby approves the Conditional Use Permit to operate a car rental business and to have vehicle storage for the car rental business at 1922 Republic Avenue (at Nicholson Street; southeast corner), 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 a car rental business and vehicle storage for the car rental business in the IG Industrial General District to obtain a conditional use permit (Zoning Code Sections 2-706 B. 30. Vehicle/Heavy Equipment Rentals, and 31. Vehicle Storage). The proposed use on the subject property 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; however certain types of retail sales are permitted under specified limitations. The proposed use would be subject to certain limitations to avoid adverse effects on adjacent uses and properties. The proposed use would be required to operate in an orderly manner within the site. The use will operate in a specific way, unlike a retail car rental business with walk-in customers during the business day. This use specializes in providing replacement transportation for customers whose vehicles are disabled as a result of an automobile accident or mechanical problem. The applicant would deliver the rental car to customers' off-site location. This business model minimizes the traffic generation and parking demand that a typical retail car rental company may have. Adequate off-street parking layout and effective traffic circulation will be provided on the property. In addition, there are conditions that prohibit automobile repair, off-site parking or display of cars on the street, and storage of inoperable vehicles. The recommended conditions of approval will maintain the character of the area, promote 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 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, 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." (General Plan page 3-31). Therefore, the provision of a vehicle

rental business and vehicle storage, with the Recommended Conditions of Approval will be consistent with the City of San Leandro General Plan for this land use designation. In addition, the following General Plan goals and policies will apply:

Innovation Districts (LU Land Use)

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.

Business Attraction and Diversification (ED Economic Development)

GOAL ED-1 Attract jobs and investment across all economic sectors.

Policy ED-1.1 Leveraging San Leandro's Assets. Build on San Leandro's strengths, including its central location, transportation infrastructure, affordability, industrial land supply, and business-friendly reputation to leverage economic growth and private investment in the city.

Policy ED-1.3 Industrial Land Use Efficiency. Encourage more efficient use of the City's industrial land supply, creating higher employment densities and high quality jobs, while discouraging the use of large sites and buildings for storage and other low intensity uses. Ensure that zoning and other development regulations support higher utilization of sites zoned for commercial and industrial activities.

GOAL ED-2 Create an environment in which local business can prosper.

Policy ED-2.5 Business to Business Relationships Facilitate the formation of business relationships between San Leandro companies. Measures that create a sense of community among local businesses should be encouraged.

A More Visually Attractive City (CD Community Design)

GOAL CD-7 Create a more visually attractive City, with well landscaped and maintained streets, open spaces, and gathering places.

Policy CD-7.2 Tree Maintenance. Encourage tree maintenance practices that contribute to the long-term health and appearance of the City's urban forest.

Policy CD-7.5 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 facades, improve buffers to adjacent residential uses, prohibit excessive or out-of-scale signage, remove billboards, and provide streetscape amenities and landscaping along these thoroughfares.

The vacant site would be reused and productive again with a compatible use. It is strategically located to serve the nearby Marina Boulevard automobile dealerships and auto body shops with necessary rental vehicles for its customers requiring a loaned vehicle. It would utilize various 'Business to Business relationships' with local gas stations, vehicle repair facilities and maintenance shops (oil changes, tire rotations) for its fleet of rental vehicles. Investment would be made on the property that would enhance and improve its appearance. This includes new paint, signs that comply with the Sign Ordinance, refreshed landscaped setbacks with the planting of new trees, and the replacement of chainlink fencing with decorative metal fencing along the Nicholson Street frontage comparable to the existing metal fencing along the Republic Avenue frontage. This proposed 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.

Vehicle rentals and vehicle storage are conditionally permitted uses in the IG Industrial General District. The Board of Zoning Adjustments, in considering the conditional use application, will require specific conditions of approval (i.e., orderly use of the property, site maintenance, attractive landscaping, adherence to proposed plans) to ensure the proposed use will be compatible with the existing site improvements and immediate industrial neighborhood.

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 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 re-use of an existing building and site. The property has adequate off-street parking and employee parking.

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 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.