

**RECOMMENDED
FINDINGS OF FACT**

PLN17-0035

1471 Doolittle Drive

P. Tuckerman, Diesel Emissions Service DES (applicant)

S. Gitlin, PSB Northern California Industrial Portfolio, LLC (property owner)

The Board of Zoning Adjustments hereby approves the Conditional Use Permit to allow Corporation Yard, Vehicle Repair inside an existing 8,245 square-foot warehouse portion of a building and outdoor Vehicle Storage at 1471 Doolittle Drive, and finds the project categorically exempt from CEQA subject to the following findings:

Conditional Use Permit 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 Corporation Yard, Vehicle\Equipment Repair, General, Vehicle\Equipment Repair, Limited and Vehicle Storage uses in the IG District obtain a conditional use permit (San Leandro Zoning Code Sections 2-706 B. 4., 27., 28., and 31., respectively). Each of these uses 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, subject to performance standards and buffering requirements to minimize potential environmental impacts.

- 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" (General Plan page 3-31), therefore, the provision of a corporation yard, specialized equipment repair business and vehicle storage 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 would apply:

LAND USE

Goal LU-7: Innovation Districts. Sustain dynamic innovation districts which place San Leandro on the leading edge of the Bay Area's manufacturing and technology economy.

Policies:

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.

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.

COMMUNITY DESIGN

Goal CD-6: Quality Construction and Design Goal. Ensure that new construction and renovation contributes to the quality and overall image of the community.

Policy:

CD-6.8 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 CD-7: A More Visually Attractive City. Create a more visually attractive City, with well landscaped and maintained streets, open spaces, and gathering places.

Policies:

CD-7.1 Greening San Leandro. Promote drought-tolerant landscaping, tree planting, and tree preservation along San Leandro streets as a means of improving aesthetics, making neighborhoods more pedestrian-friendly, providing environmental benefits, and creating or maintaining a park-like setting.

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.

This 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.**

Corporation Yard, Vehicle/Equipment Repair, General and Limited, 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 to ensure the new use will be compatible with the surrounding uses and minimize impacts to neighboring residential properties. These conditions include the following:

- *No automotive, truck or vehicle repair, maintenance, or servicing work shall be conducted outside the building.*
- *No wrecked vehicles or engines, discarded auto/truck parts, or any auto/truck parts shall be stored outside the building on the property.*
- *All vehicle parking on the site shall be undertaken in a neat and orderly manner at all times.*
- *Employees and customers shall be instructed by the applicant and/or property owner to park in the internal parking area and not to park on the street in front of nearby businesses.*
- *Any graffiti shall be promptly removed from the property.*
- *The entire site shall be kept free of litter accumulations, including removal of litter, which collects against fences or the building or the landscaped areas facing Doolittle Drive.*
- *All uses and activities shall comply with the provisions of the San Leandro Noise Regulations (Title IV, Chapter 1 of the Municipal Code).*
- *No use, activity, or process shall produce vibrations that are perceptible without instruments by a reasonable person at the property lines of a site.*
- *No use, process, or activity shall produce dust that is perceptible without instruments by a reasonable person at the property lines of a site.*
- *Any storage on the site, other than occasional vehicle storage shall be maintained inside of the building.*

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.

California Environmental Quality Act Categorical Exemption Finding

This item is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines, Article 19, Section 15301 (e)(2) 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.