

**RECOMMENDED
FINDINGS OF FACT FOR APPROVAL**

PLN18-0022

13700 Catalina Street (southeast corner of Catalina Street and Fairway Drive)

Alameda County Assessor's Parcel Number 80G-931-16

A. Ali, A & M Partnership (applicant); C. Morgan (property owner)

The Board of Zoning Adjustments hereby approves the Conditional Use Permit to allow vehicle rentals at 13700 Catalina Street, Site Plan Review for the creation of related outdoor storage area for the vehicle rentals that would be visible from off-site, and finds the project categorically exempt from the California Environmental Quality Act (CEQA) subject to the following findings:

Conditional Use Permit

- 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 Rentals in the IG Industrial General District obtain a conditional use permit (Sections 2-706.B.32.). 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 not exceed a maximum of 18 rental vehicles on the subject property. The proposed use is conditioned to operate in an orderly manner within the site. Display and storage of the rental vehicles is conditioned to be located adjacent to the eastern and southern interior property lines, away from the frontages of the property so that they are less prominent. In addition, there are conditions that prohibit the display or parking of the rental vehicles off-site and on the public street. The conditions include adherence to the City's Noise 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.

- 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 Light Industrial in the City's General Plan Land Use Map. Light Industrial areas are characterized by wholesale activities, distribution facilities, and business services, which produce minimal off-site impacts. A limited range of commercial uses also is permitted in these areas. Uses in areas with this designation must be capable of locating adjacent to residential areas without creating adverse effects" (General Plan page 3-30 and 3-31), therefore, the provision of a vehicle rental use 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:

Land Use (LU)

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-7.8 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.

GOAL LU-8: Retail and Service Districts. Establish excellent community and neighborhood serving retail and entertainment uses.

Policy LU-8.1 Retail Hierarchy. Maintain a range of retail uses in the City, consisting of:

- (a) Regional shopping concentrated around the existing centers at Bayfair, Marina Square, and Westgate;
- (b) Community retail uses centered in Downtown San Leandro, reinforcing the area's image as the City center;
- (c) Neighborhood shopping districts located within subareas of the City, providing basic goods and services within easy access of neighborhood residents; and
- (d) Larger-scale general commercial activities such as building suppliers, lumberyards, and home improvement stores that occur on the edges of industrial areas.

Policy LU-8.2 Aesthetics. Upgrade the City's commercial corridors 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 buffers to adjacent residential uses, control excessive signage, and provide streetscape amenities and landscaping along the corridors.

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.

LU-9.5 Gateway Improvements. Encourage "gateway" improvements which enhance the approach routes to the Shoreline while minimizing the impacts of increased traffic on area neighborhoods. Improvements could include new signage, streetscape enhancements along Marina Boulevard and Fairway Drive, entry monuments and landscaping at the Shoreline itself, and longer-term circulation changes.

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-10.3 Buffering. When new development or adaptive reuse takes place in industrial areas, use a variety of buffering measures including land use restrictions, landscaping and screening, sound walls and insulation, and limits on hours of operations and activities to promote land use compatibility. The City's zoning regulations should continue to contain development and design standards that minimize the potential for conflicts between industrial and residential uses, and between commercial and residential uses.

Community Design (CD)

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.

Policy 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.

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.

Investment would be made on the property that would enhance and improve its appearance. This includes new landscaping along the Fairway Drive frontage and a new freestanding sign that will comply with the Sign Ordinance. There will be conditions of approval limiting display and storage of rental trucks and vans 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. 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 rentals 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 (i.e., maximum number of rental vehicles, specific areas to display and store the vehicles, orderly use of the property, site maintenance, new and attractive landscaping, adherence to proposed plans) to ensure the proposed use will be compatible with the existing site improvements and the immediate industrial and residential 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.**

No expansion of the existing building area or the site is proposed. The property has adequate off-street parking and employee/customer parking, with the proposed 42 on-site parking spaces. The existing property is adequately served by streets, utilities and other public facilities without detriment to the immediate area. The use has been determined that it will not generate a measurable change in traffic volumes on city streets. The proposal will not significantly affect the public utilities and facilities already serving the existing immediate industrial area as it involves reuse of an existing building and industrial site.

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 outdoor storage for vehicle rentals would be harmonious and compatible within the existing industrial and residential context of Fairway Drive and Catalina Street. The display and outdoor storage of the vehicles for rent are conditioned to be away from the street frontage so they are not contiguous to the public right-of way (streets). There will be new landscaped planters along the frontage to enhance the subject property and public thoroughfare. The new landscaping will buffer and soften the presence of vehicles on the expansively paved property. The trash enclosure will be situated along the southern edge which would be setback over 150 feet from Fairway Drive.

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 outdoor storage for vehicle rentals does not include any significant new building or structure. If any addition or change is made to the exterior of the building it could include sign copy on the building awning or exterior building wall identifying the U-Haul brand. It would be required to comply with Zoning Code Article 18 – Sign Ordinance and should be compatible to the overall appearance of the building.

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.**

The future landscaping is conditioned 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 and that they all, collectively, provides buffering and softening of the various vehicles on the expansively paved site.

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 non-compliant freestanding sign structure contiguous to the Fairway Drive right-of-way line is conditioned to be removed promptly. A condition of approval is included that requires a new low-profile monument sign in a landscaped setback with a maximum height of six feet tall, including its base, and that the design have the business identification and the State required prices sign of the four fuels sold. Existing fences along the eastern and southern interior property lines are proposed to remain. They are chainlink and fit the industrial context of the neighboring sites. The existing driveways will be retained. A notable amount of landscaped setback will be constructed and installed along the Fairway Drive frontage, between the existing driveways and east of the most easterly driveway. The existing landscaped planter on Catalina Street, the corner of the property and the parkway strips along the Fairway Drive sidewalk will also have new landscaping installed in them.

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; 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.