



Legislation Text

File #: 21-494, **Version:** 1

PLN21-0011; Consideration of a Conditional Use Permit and Site Plan Review for a partial demolition and construction of a new 7,036 sq. ft. fleet vehicle maintenance and repair facility at an existing business located at 14655 Wicks Blvd. Zoning District: IG (Industrial General); Alameda County Assessor's Parcel Number (APN): 077B 0851 014 13; Applicant: Guy Duerwald, Perkins, Williams & Cotterill. Property Owner: Lone Oak San Leandro LLC.

SUMMARY AND RECOMMENDATION

The applicant is requesting a Conditional Use Permit and Site Plan Review to demolish a 3,330 square foot portion of an existing building and construct in its place a new 7,036 square foot fleet vehicle maintenance and repair facility at 14655 Wicks Blvd, zoned Industrial General (IG). The project site is an existing building located on the west side of the existing 27-acre Reyes Coca-Cola industrial campus at the corner of Griffith Street and Pike Avenue (2077 Pike Ave). Staff recommends the Board of Zoning Adjustments adopt Resolution 2021-009, approving a Conditional Use Permit and Site Plan Review for 14655 Wicks Blvd., PLN21-0011, based on the Findings of Fact and subject to the recommended Conditions of Approval.

APPLICANT'S SUPPORTING STATEMENT

See attached applicant statement dated April 9, 2021.

SURROUNDING AREA & BACKGROUND

The proposed facility is located at an existing building in the northwest corner of the 27- acre industrial campus for Reyes Coca-Cola, which serves as the manufacturer and distributor for Coca-Cola products in the Bay Area. The Industrial General (IG) zoned facility is surrounded by other industrial uses. Although the facility is located along Griffin Street, vehicle circulation and truck access to and from the proposed facility will remain as-is, from the existing plant entrance gate located on Wicks Blvd.

PROPOSAL

Reyes Coca-Cola proposes to demolish a portion of an existing office building located on the northwest side of their 27-acre industrial campus and replace it with a 7,036 square foot concrete tilt-up building to contain a new fleet maintenance facility. The proposed facility will contain a forklift repair area, 3 maintenance bays and one wash bay with restrooms, office, break room and storage areas, serving as the fleet vehicle repair and servicing shop for the local Coca-Cola distributor. The structure's concrete wall panels and doors will be painted white to match the existing building and the roll-up garage doors will be painted grey. Services will be limited to existing company equipment in support of the Reyes Coca-Cola distribution fleet and the facility will not be open to the public. The facility is expected to create four new jobs and operations will commence from 7am to 11pm.

Hazardous materials on site will consist of vehicle fluids and oil associated with the vehicle maintenance and repair facility. The facility is required to prepare and comply with a Hazardous Materials Business Plan, conform to all waste discharge regulations and will be subject to regular inspections from the City's Environmental Services division. The proposal will remove about seven semi-truck parking spaces but will not affect parking due to the substantial number of available parking spaces on the remainder of the 27-acre industrial campus. None of the proposed physical changes to the project site will be readily visible or accessible by the public, as the private facility is fully enclosed by existing fences with screening.

STAFF ANALYSIS

In the IG zoning district, vehicle maintenance and repair is a conditionally permitted use, a use which the city has deemed could be compatible with the surrounding area when authorized with appropriate conditions of approval. The applicant's proposed fleet vehicle repair facility was analyzed by staff to be appropriate and compatible with the surrounding area, with the implementation of the recommended conditions of approval. Recommended conditions have been provided by the Fire Department, Engineering and Transportation, Building and Safety, Environmental Services, and Water Pollution Control Plant. Because the proposed facility is primarily a replacement and reconstruction of an existing building that will not be visible or accessible by the public, staff finds the project will not impact surrounding or adjacent industrial businesses. Providing fleet maintenance and repair on-site will generate fewer vehicle trips and vehicle miles traveled than if servicing were provided at an off-site facility.

GENERAL PLAN CONFORMITY

The subject property is designated General Industrial (IG) in the City's General Plan Land Use Map. Chapter 3 of the General Plan states that this designation permits "a wide range of manufacturing, transportation, food and beverage processing, technology, warehousing, vehicle storage, office-flex, and distribution uses," subject to performance standards to avoid adverse off-site effects. This permit approval would allow the establishment of a fleet vehicle maintenance and repair facility on the existing 27-acre Coca-Cola plant site, consistent with the General Industrial land use designation. In addition, the following General Plan goals and policies would apply (note: ED-Economic Development; LU-Land Use):

Policy LU-7.01 Industrial Assets. Build on the strengths of the City's existing industrial base, transportation infrastructure, and proximity to Oakland International Airport in the City's business development efforts.

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

Policy LU-43.01 Promoting Quality Design. Use the development review and permitting processes to promote high quality architecture and site design. Design review guidelines and zoning standards should ensure that the mass and scale of new structures are compatible with adjacent structures.

Policy LU-43.07 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 ED-2 - Create an environment in which local businesses can prosper.

PUBLIC OUTREACH

This item received standard noticing for the September 2, 2021 Board of Zoning Adjustments hearing, including a legal advertisement in the East Bay Times Daily Review newspaper, the posting of notices at City Hall and on the property, and mailing notification to business and property owners within 500 feet of the subject property. Staff did not receive any public comments regarding this hearing item prior to the release of this report.

ENVIRONMENTAL REVIEW

This item is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines, Article 19, Section 15302, Replacement and Reconstruction, as the project involves the demolition and reconstruction of an existing building and involves a 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.

RECOMMENDATION

With the recommended conditions of approval, the proposed use conforms to the Zoning Code and General Plan. Staff recommends that the Board of Zoning Adjustments adopt Resolution 2021-009, approving a Conditional Use Permit and Site Plan Review for 14655 Wicks Blvd., PLN21-0011, based on the Findings of Fact and subject to the Conditions of Approval.

ATTACHMENTS

Vicinity Map
Applicant Statement
Plan Exhibits
Resolution 2021-009 with Recommended Findings and Conditions of Approval (21-495)

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