



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: FEBRUARY 23, 2016**

FROM: COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT **WARD: 4**

SUBJECT: PLANNING CASE P15-0890 BY ALFREDO CAMPOS – CONDITIONAL USE PERMIT TO ESTABLISH A LAWN MOWER SALES AND REPAIR SHOP - 3141 MADISON STREET

ISSUE:

The issue for City Council consideration is a proposed Conditional Use Permit by Alfredo Campos, to establish a 1,320-square foot lawn mower sales and repair shop on approximately 0.17 acres currently developed with a vacant, approximately 1,320-square foot commercial building.

RECOMMENDATIONS:

That the City Council:

1. Determine the proposed project is exempt from the provisions of the California Environmental Quality Act per Section 15301 and 15303 respectively, of the CEQA Guidelines; and
2. Approve Planning Case P15-0890 based on and subject to the Planning Commission findings and recommended conditions found in the attached staff report.

STAFF/PLANNING COMMISSION RECOMMENDATIONS:

Staff recommended approval to the Planning Commission, subject to recommended conditions of approval. On January 21, 2016, the City Planning Commission recommended approval of Planning Case P15-0890 by a vote of 8 ayes, 0 noes and 0 abstentions, subject to staff's recommended conditions.

BACKGROUND:

The applicant requests approval of a Conditional Use Permit to permit a new approximately 1,320-square foot lawn mower sales and repair shop to include a customer-serving retail area, workshop/repair and storage room, restrooms and other ancillary support functions, as well as related parking and landscaping improvements. The shop would occupy an existing building, constructed in 1956. The building has been vacant since approximately 2005.

The proposed Small Equipment Sales and Rental use (lawn mower sales and repair shop) is permitted in the CG – Commercial General Zone subject to the granting of a Conditional Use Permit. The applicant proposes to operate the business from 8am to 4pm Monday through Friday.

The facility will be closed Saturday and Sunday. The applicant anticipates no more than two employees to be present at any given time, who will serve an estimated two customers per hour, or a total of 16 daily anticipated customer visits. The retail sale of parts and equipment is proposed as the primary function of the use. Repair of equipment on-site would be incidental in nature, with most items sent off-site to the manufacturer for repair.

Proposed floor plans indicate that the 1,320 square foot building would consist of a 720-square foot retail shop and an approximately 600-square foot workshop, storage area, office and restroom in the rear of the building.

A 7-car parking lot is proposed at the rear of the building which is currently unpaved. The site is served by an existing, nonconforming 12-foot-wide driveway along the north property line. Site improvements include paving the parking lot, installing five-foot wide landscape planters along the southerly and easterly perimeter of the site where it abuts the surrounding residential uses and three-foot landscape planter along the northerly property line. Finally, the applicant also proposes to rehabilitate the building façade and add a decorative landscape planter along Madison Street in the existing 5-foot front yard setback area.

The surrounding neighborhood (Casa Blanca) consists of a variety of small-scale commercial and institutional uses and single-family residential properties. The project site is immediately surrounded by single-family residential uses on three sides and directly across Madison Street; however, the intermixing of similar-sized residential and commercial uses is common along this section of Madison Avenue and contributes to an active, pedestrian-friendly streetscape. Potential noise and other impacts to surrounding residential uses have been addressed through the recommended Conditions of Approval, including the limitation of activities to indoors only, the prohibition of outdoor storage and limited hours of operation.

Please refer to the January 21, 2016, City Planning Commission staff report for the recommended conditions and draft minutes.

FISCAL IMPACT:

There is no impact to the General Fund, since all project costs are borne by the applicant.

Prepared by:	Rafael Guzman, Community & Economic Development Director
Certified as to	
availability of funds:	Brent A. Mason, Finance Director/Treasurer
Approved by:	Al Zelinka, FAICP, Assistant City Manager
Approved as to form:	Gary G. Geuss, City Attorney

Attachments:

1. City Planning Commission Recommended Conditions
2. City Planning Commission Report – January 21, 2016
3. City Planning Commission Draft Minutes - January 21, 2016