

ANGELO'S TOWING

PR-2024-001644

(Conditional Use Permit and Landscape Design Review)

Community & Economic Development Department

Planning Commission

Agenda Item: 3

April 24, 2025



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LOCATION MAP



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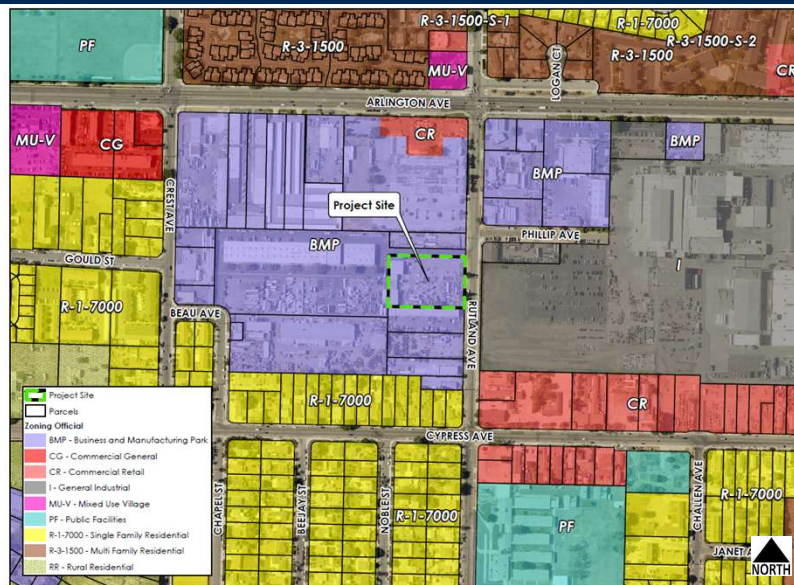
EXISTING SITE PHOTOS



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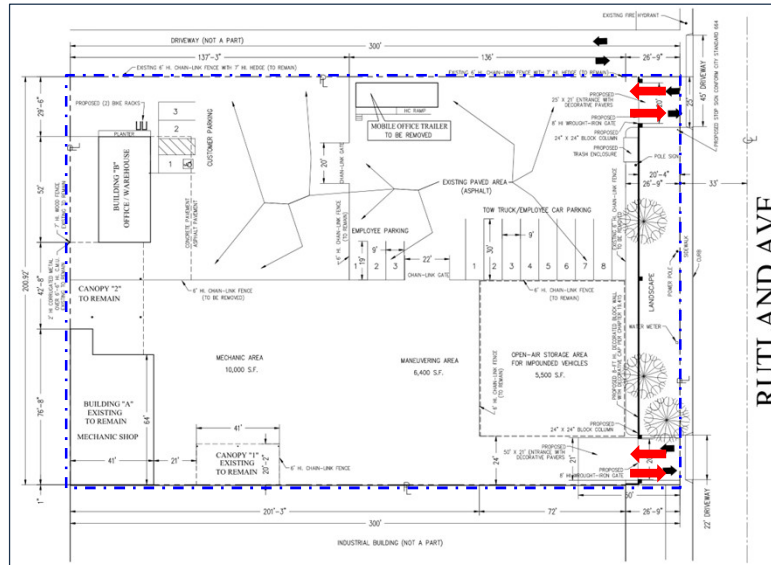
ZONING MAP



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SITE PLAN



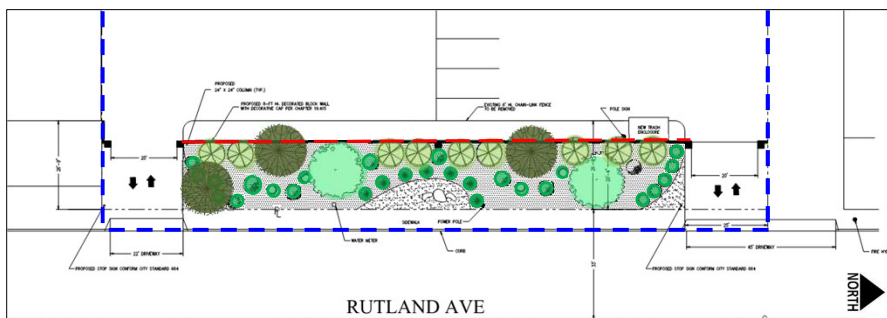
KEY	
	Property Boundary
	Proposed Access

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CONCEPTUAL LANDSCAPE PLAN



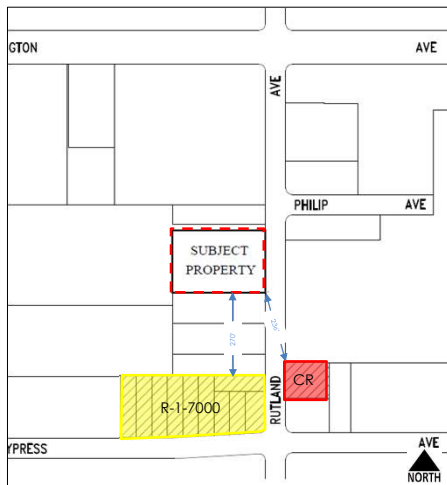
KEY	
	Property Boundary
	Proposed 8-ft-high Block Wall with Decorative Cap
	Proposed 20-ft-wide Landscape Setback

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MODIFICATION



REQUIRED SETBACKS

MIN. 300 FEET TO RESIDENTIAL, MIXED USE, OFFICE, COMMERCIAL, AIR, PUBLIC FACILITIES, OR AGRICULTURAL ZONES

MODIFICATION

- 270 FEET TO RESIDENTIAL
- 236 FEET TO COMMERCIAL

- 8-foot-high block wall is proposed to provide adequate screening.
- 20-foot-wide landscape setback along Rutland Avenue is proposed with landscaping enhancement.
- The site is covered by asphalt, concrete and dust-retardant material to reduce dust.
- The southerly property line is bounded by an existing industrial building to further reduce noise on-site and alleviate potential dust-dispersion.
- The project is compatible with immediate surrounding uses.



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STRATEGIC PLAN ALIGNMENT



Strategic Priority No. 3 – Economic Opportunity

Goal 3.3 – Cultivate a business climate that welcomes innovation, entrepreneurship and investment;

Goal 3.4 – Collaborate with key partners to implement policies and programs that promote local business growth and ensure equitable opportunities for all.

Cross-Cutting Threads



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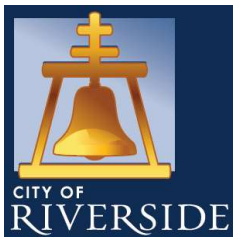
RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and
2. **APPROVE** Planning Case PR-2024-001644 (Conditional Use Permit and Landscape Design Review) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.



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