



Diesel Automotive Repair Facility

Planning Commission: June 28, 2022

Project Request

- Conditional Use Permit No. 22-006
- Variance No. 22-002



Project Location



Location

7422 Warner Avenue

General Plan & Zoning

Research and Technology (RT)

Surrounding Uses

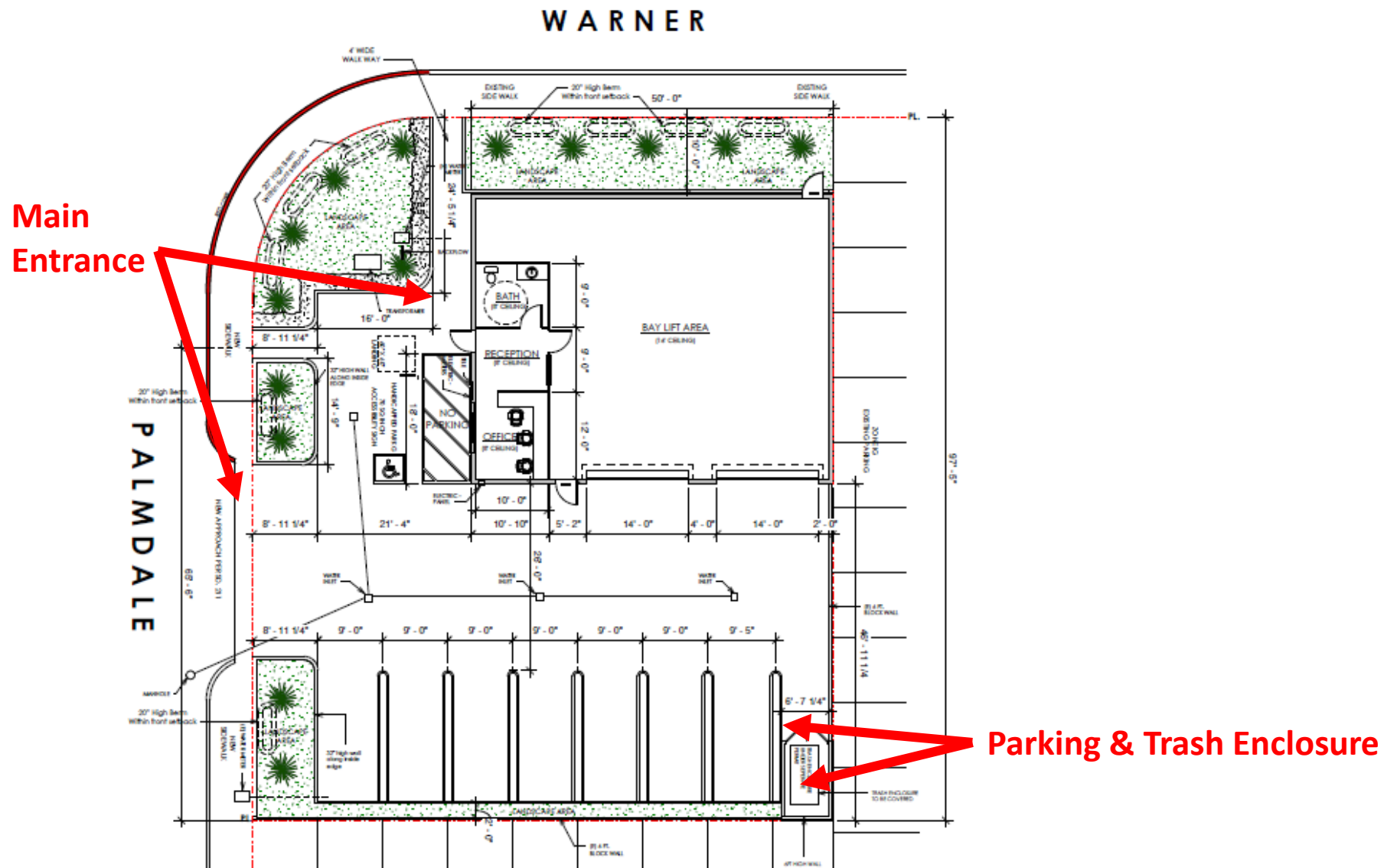
Industrial and
Commercial

Property Size

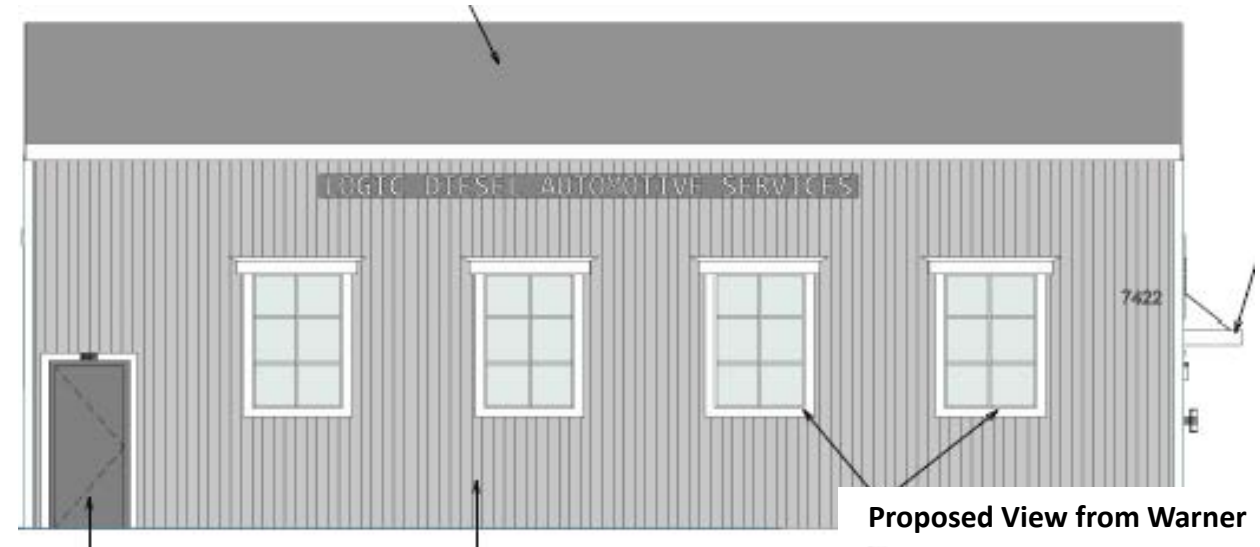
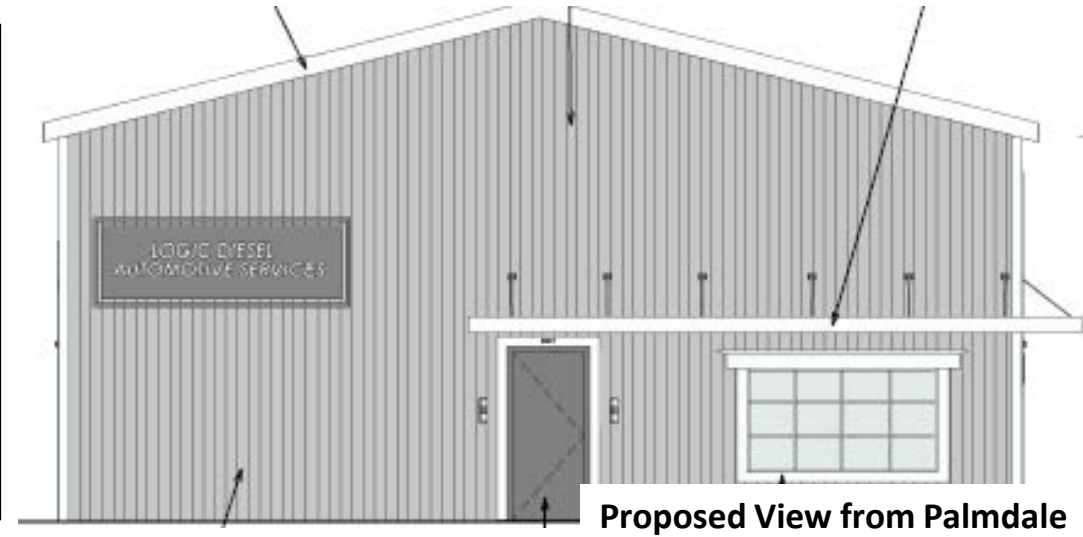
7,692 sq. ft.



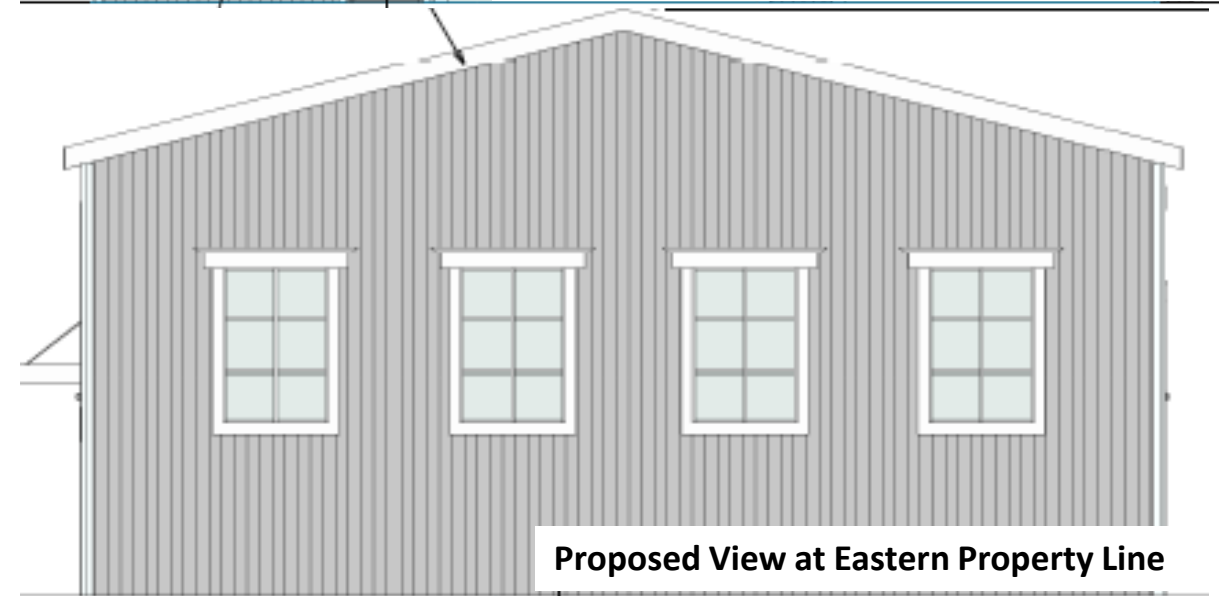
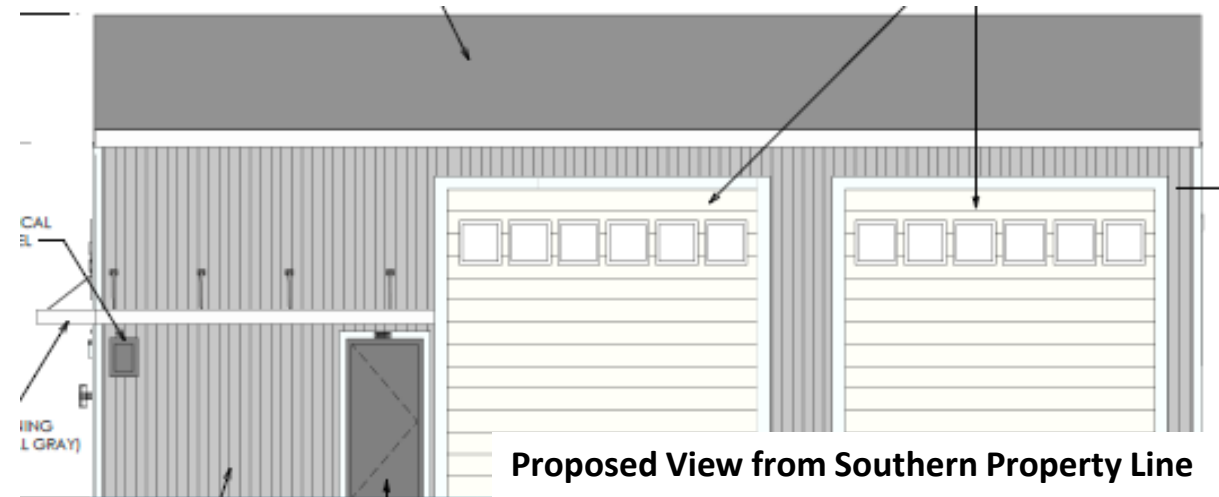
Site Plan



Design and Layout



Design and Layout



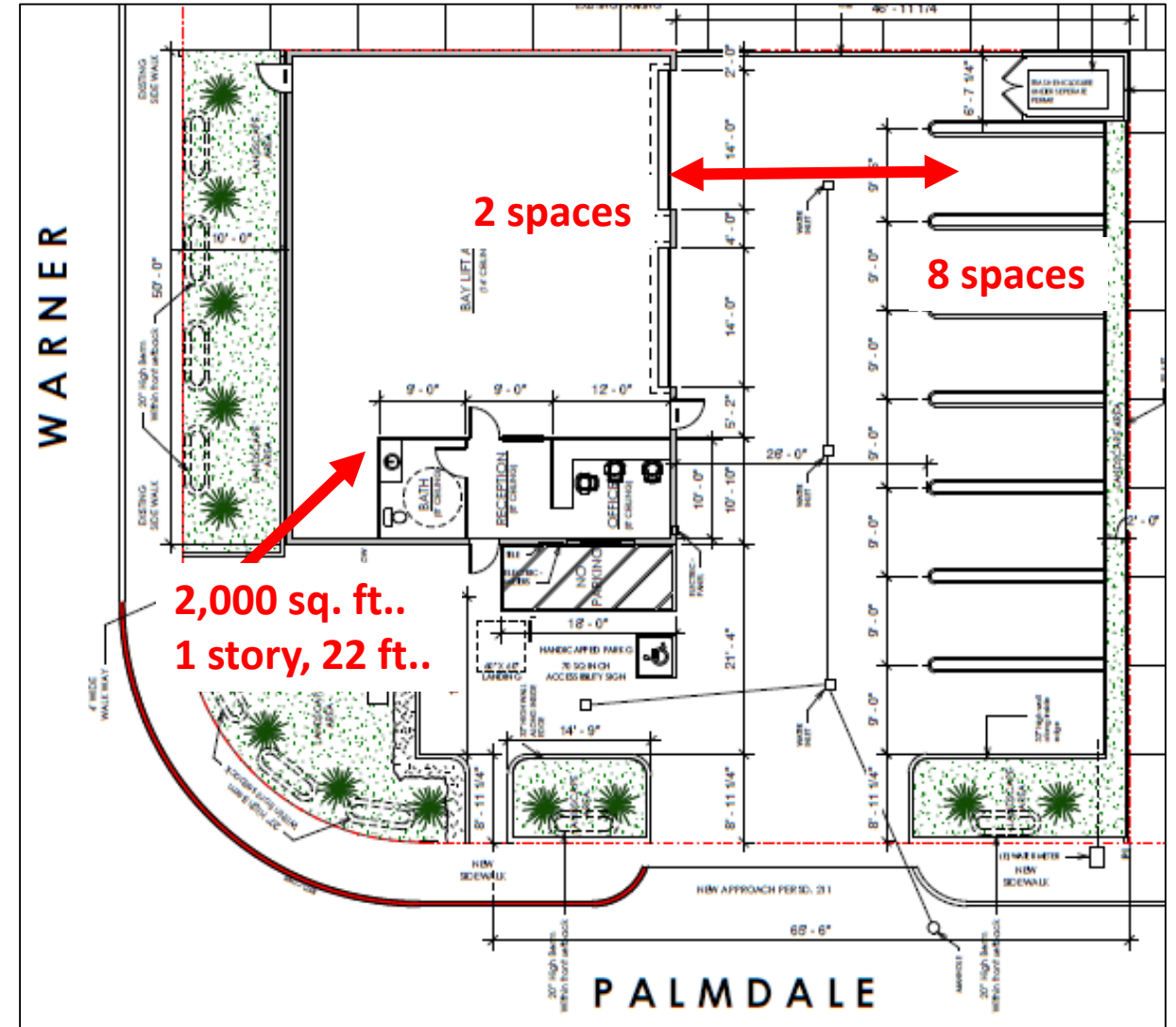
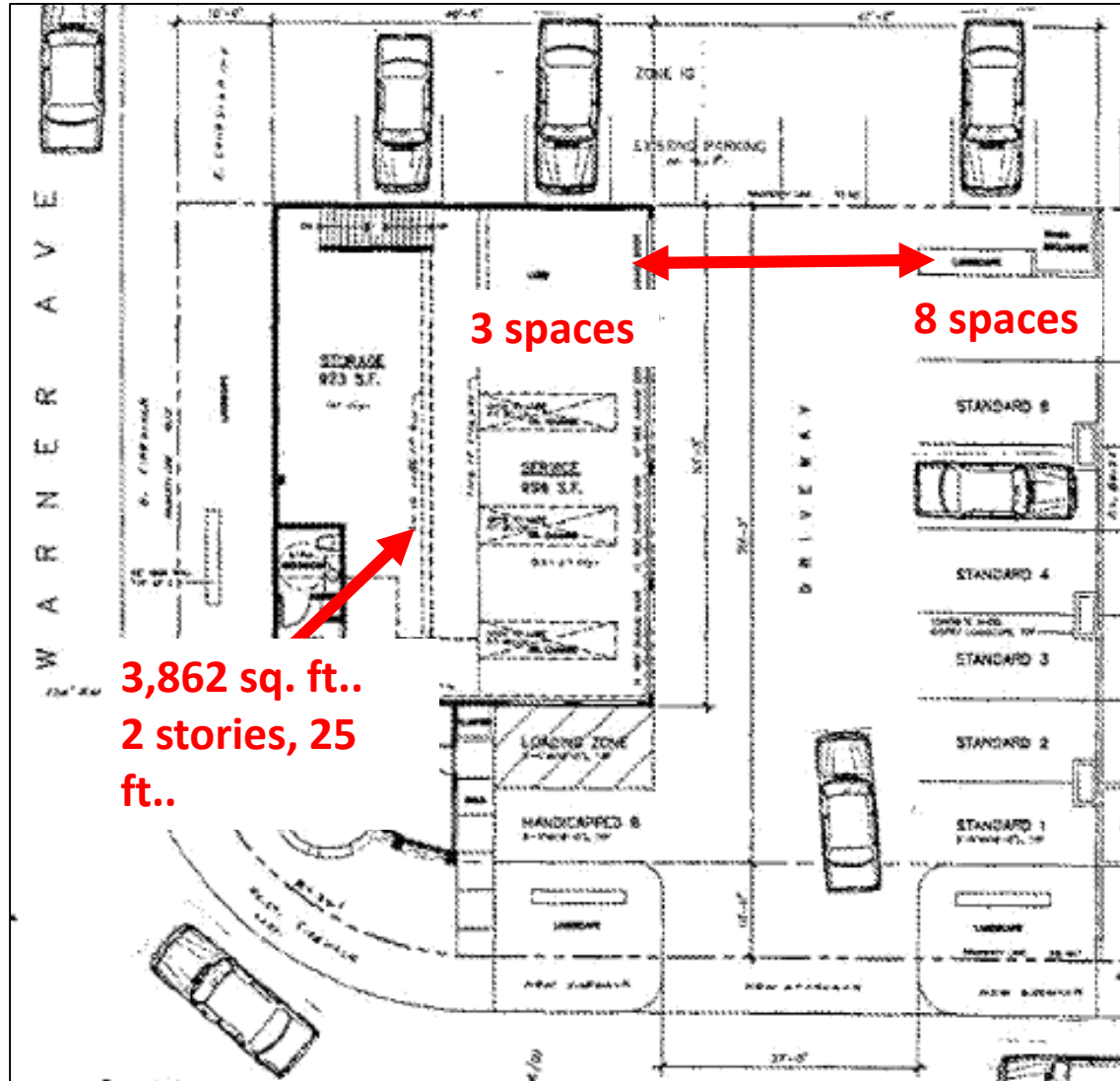
Conditional Use Permit No. 22-006

Variance No. 22-006

- **CUP:** Establish an automobile repair facility on a substandard lot
- **VAR:**
 - o 10-ft. front yard setback in lieu of 20-ft
 - o 2-ft interior landscape planter in lieu of 3 ft.
 - o Two 9-ft & 9.5-ft. wide parking spaces in lieu of 12 ft..
 - o No step off area near planters next to parking spaces



Previously Project v. Proposed Project



Variances for Previously Approved Project v. Proposed Project

Previously Approved Project	Currently Proposed Project
10 ft. front yard setback in lieu of 20 ft..	10-ft. front yard setback in lieu of 20-ft.
2.5 ft. interior landscape planter in lieu of 3 ft.. & 2-ft. vehicle overhang.	2-ft.-wide interior landscape planter in lieu of 3 ft.. <i>Two 9-ft. & 9.5-ft. wide spaces in lieu of 12 ft..</i> <i>Eliminate step off area near planter areas adjacent to parking spaces.</i>

Land Use Compatibility

- Consistent with the Research & Technology General Plan designation and Zoning classification on the site
- Continues the existing land use pattern of the area.
- Minimizes impacts to surrounding uses by operating entirely indoors.
- Meets minimum parking requirements.



Recommendation

Staff recommends approval of the request based on the reasons cited in the Staff Report.





Conclusion