

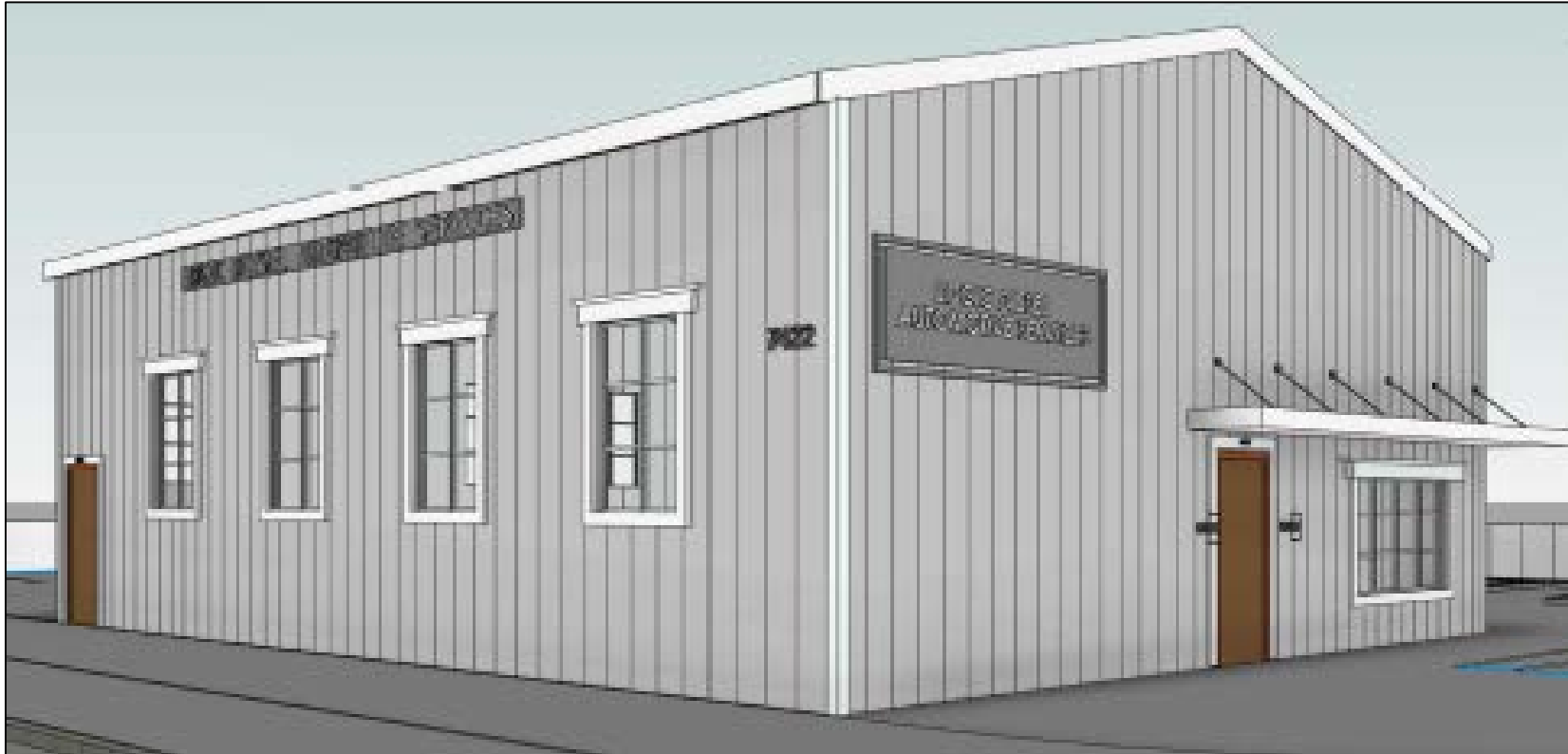


# **Diesel Automotive Repair Facility**

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

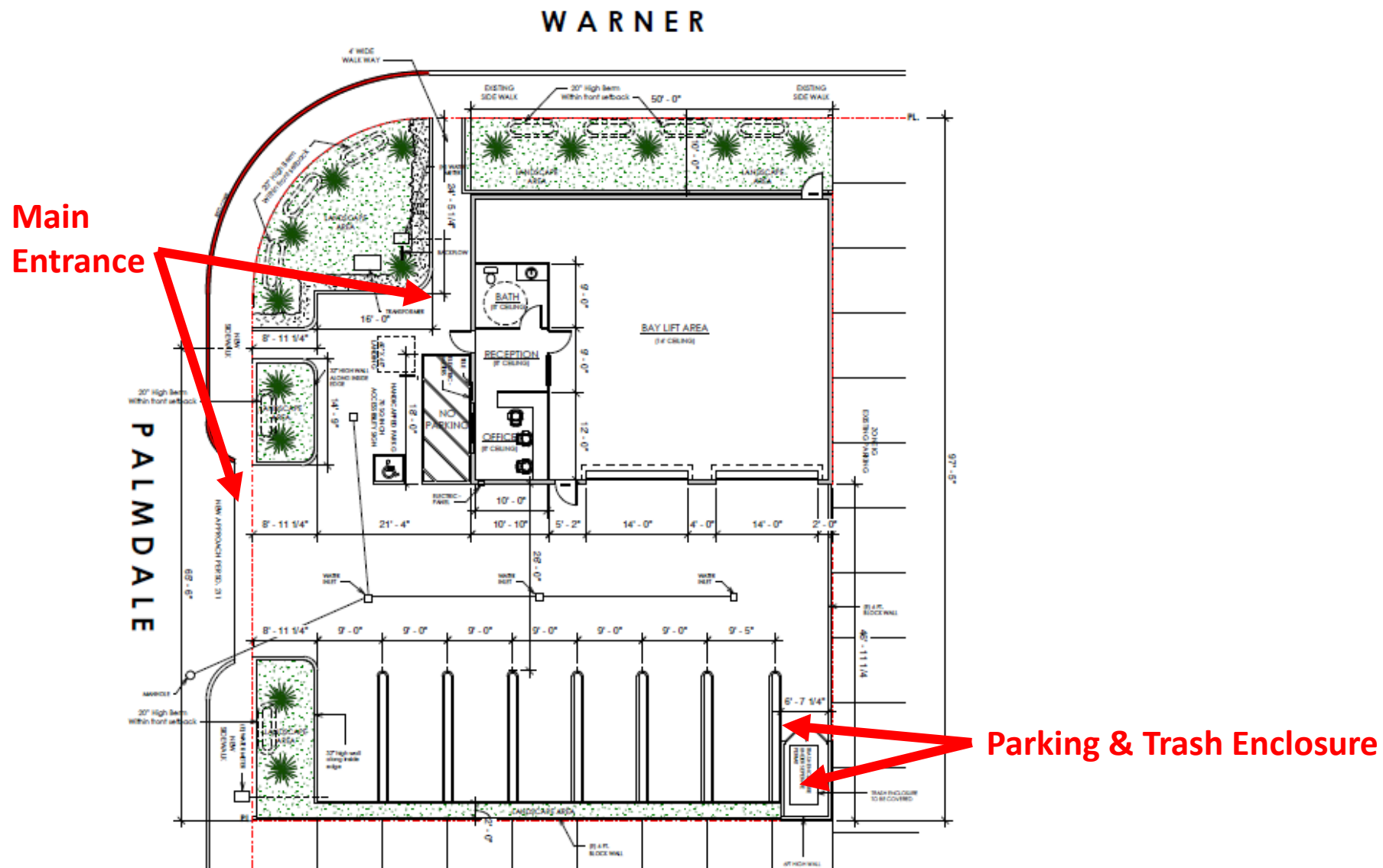
Industrial and  
Commercial

## Property Size

7,692 sq. ft.

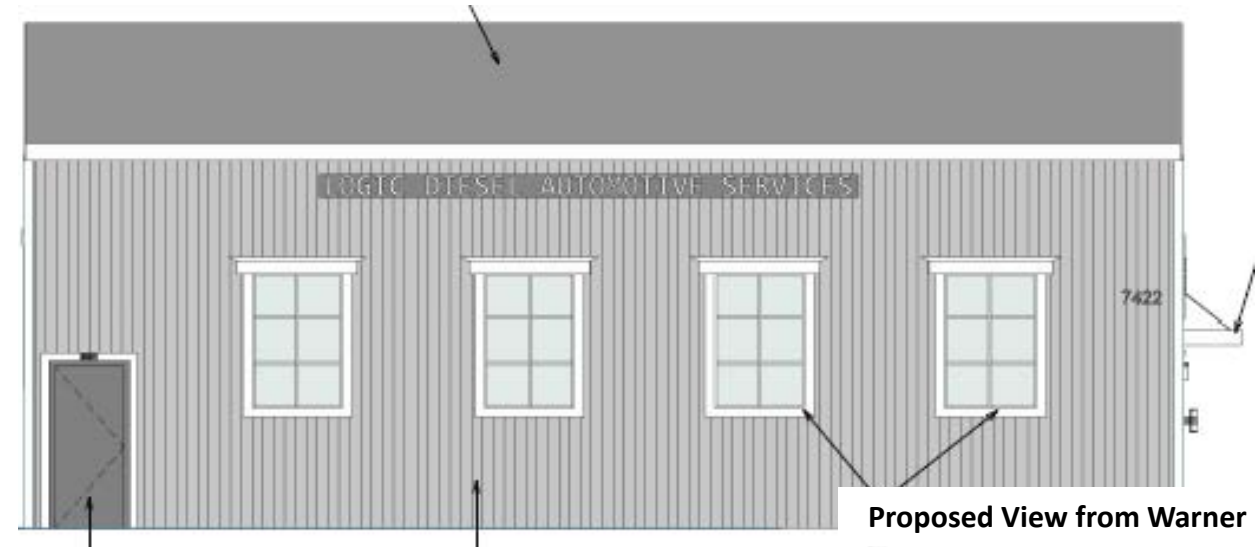
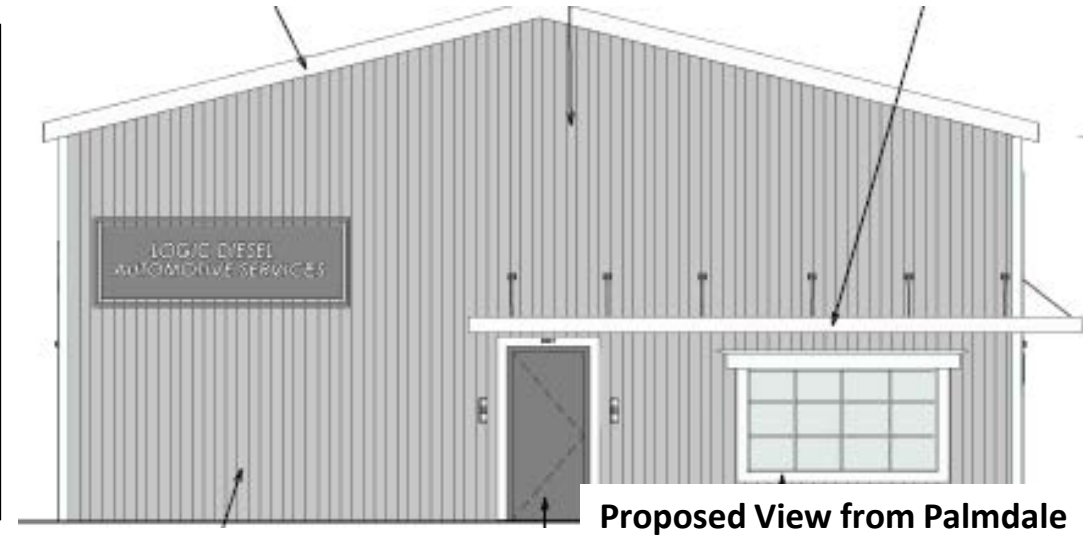


# Site Plan

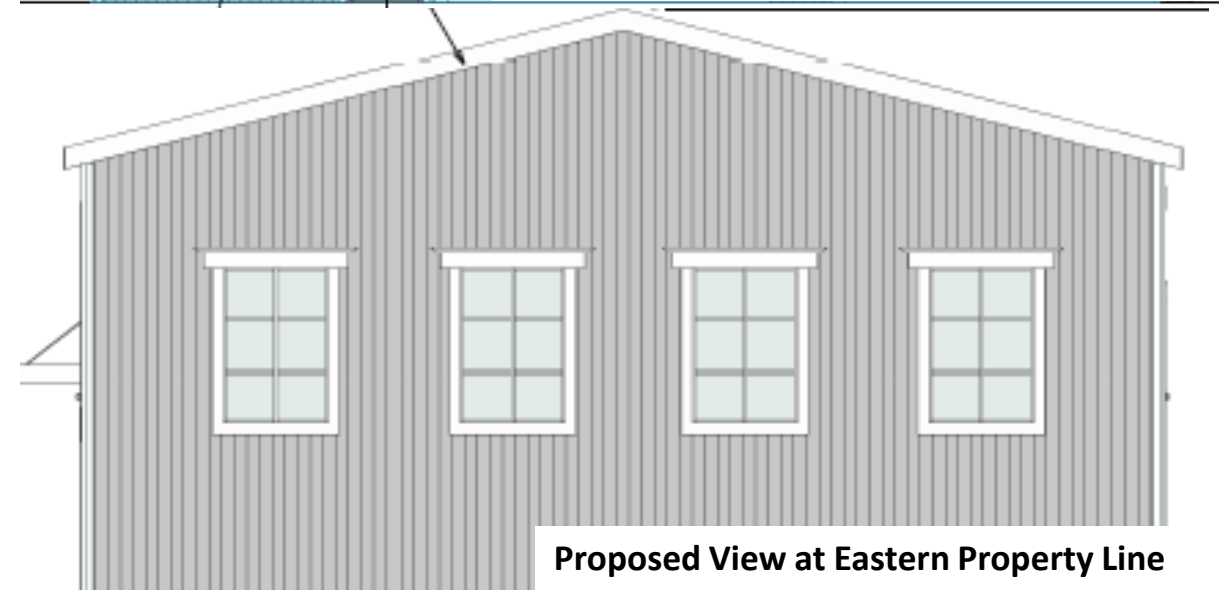
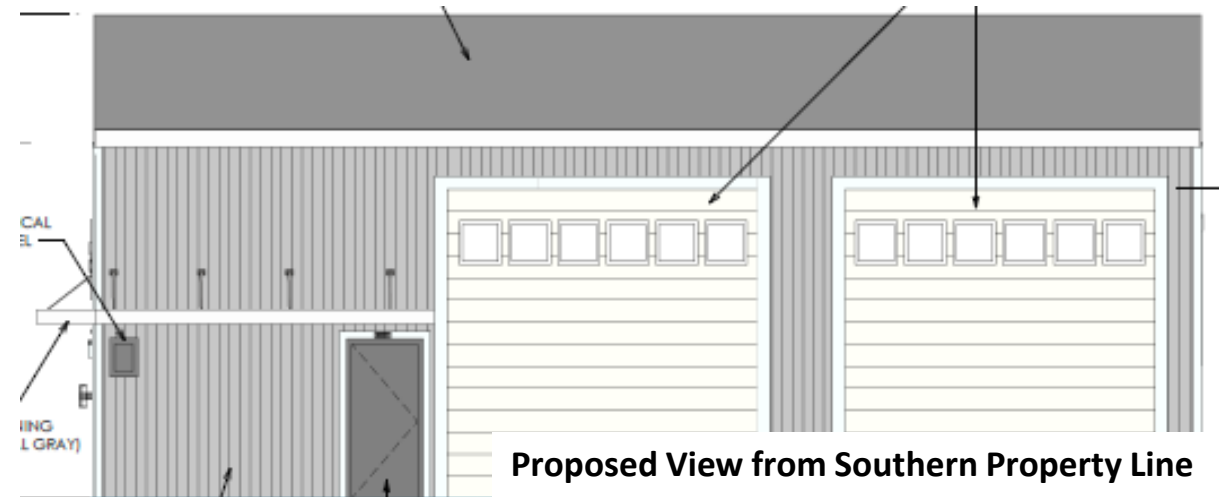




# Design and Layout



# Design and Layout



# Conditional Use Permit No. 22-006

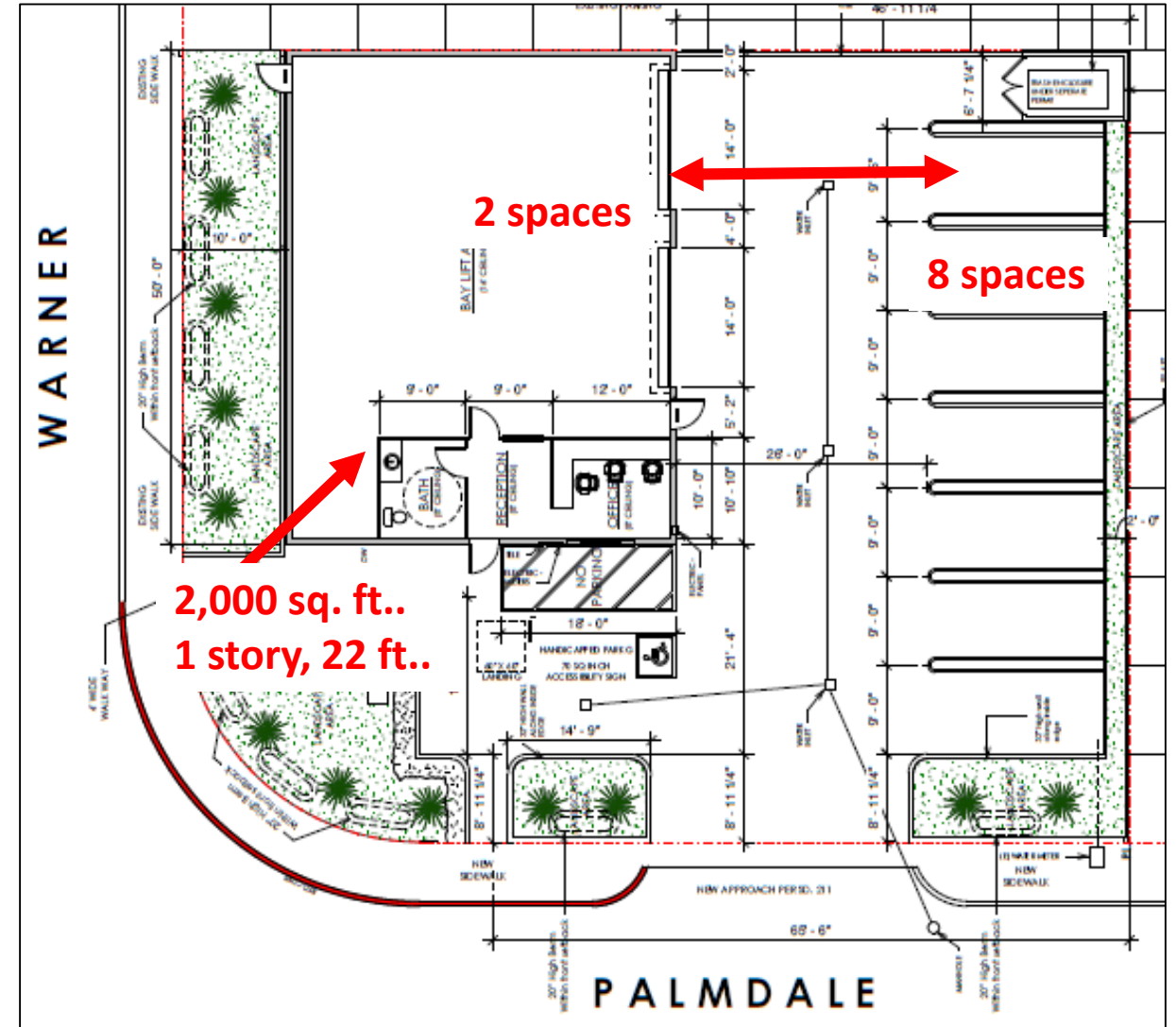
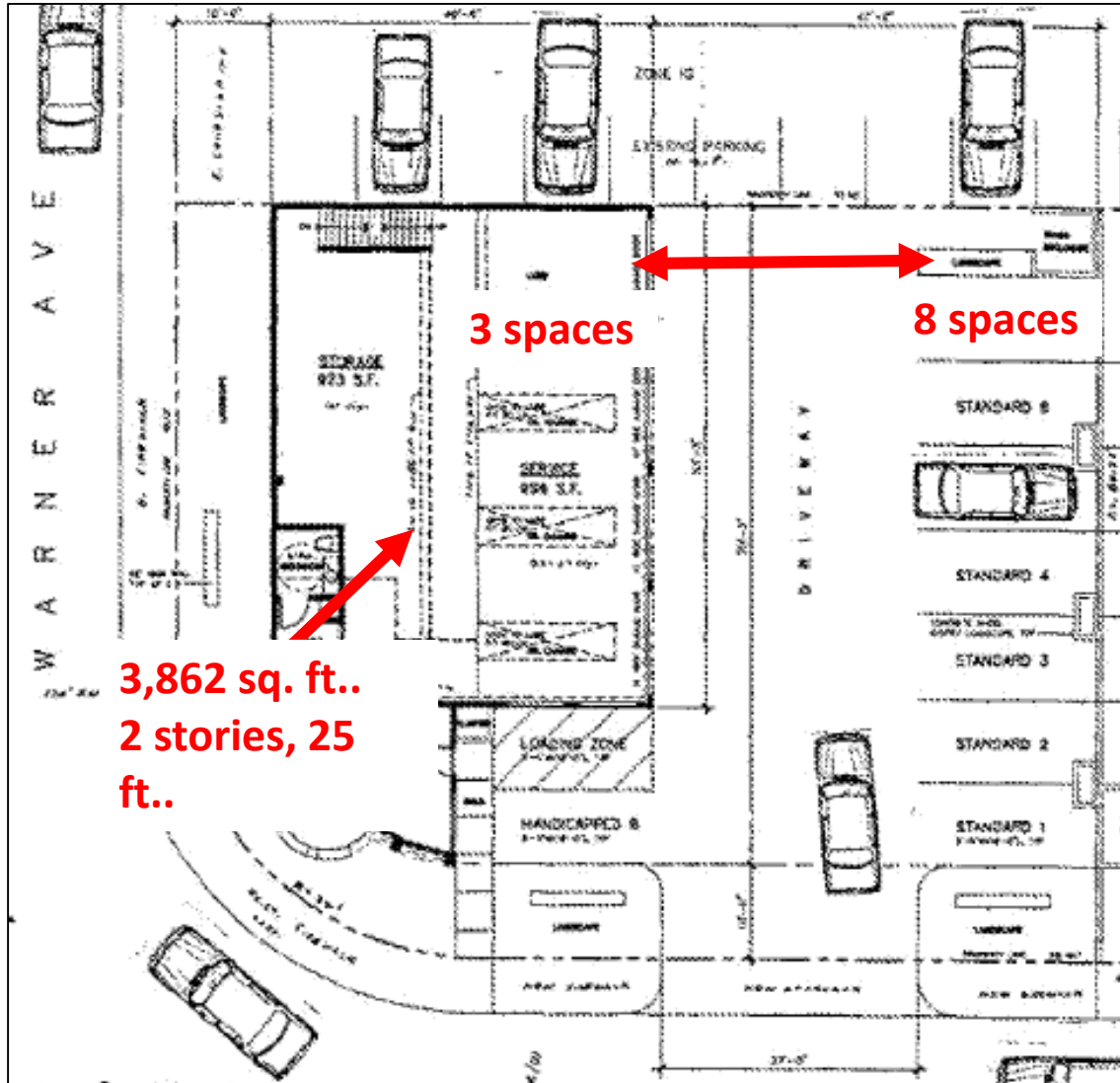
## Variance No. 22-006

- **CUP:** Establish an automobile repair facility on a substandard lot
- **VAR:**
  - 10-ft. front yard setback in lieu of 20-ft
  - 2-ft interior landscape planter in lieu of 3 ft.
  - Two 9-ft & 9.5-ft. wide parking spaces in lieu of 12 ft..
  - 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. &amp; 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