

**Exhibit O –
PowerPoint Presentation**

CONSIDERATION OF AN APPEAL TO

Conditional Use Permit Application No.
P23-03592

PRESENTATION BY: PHILLIP SIEGRIST, PLANNING MANAGER



ID 24-1347

CITY COUNCIL HEARING | October 31, 2024

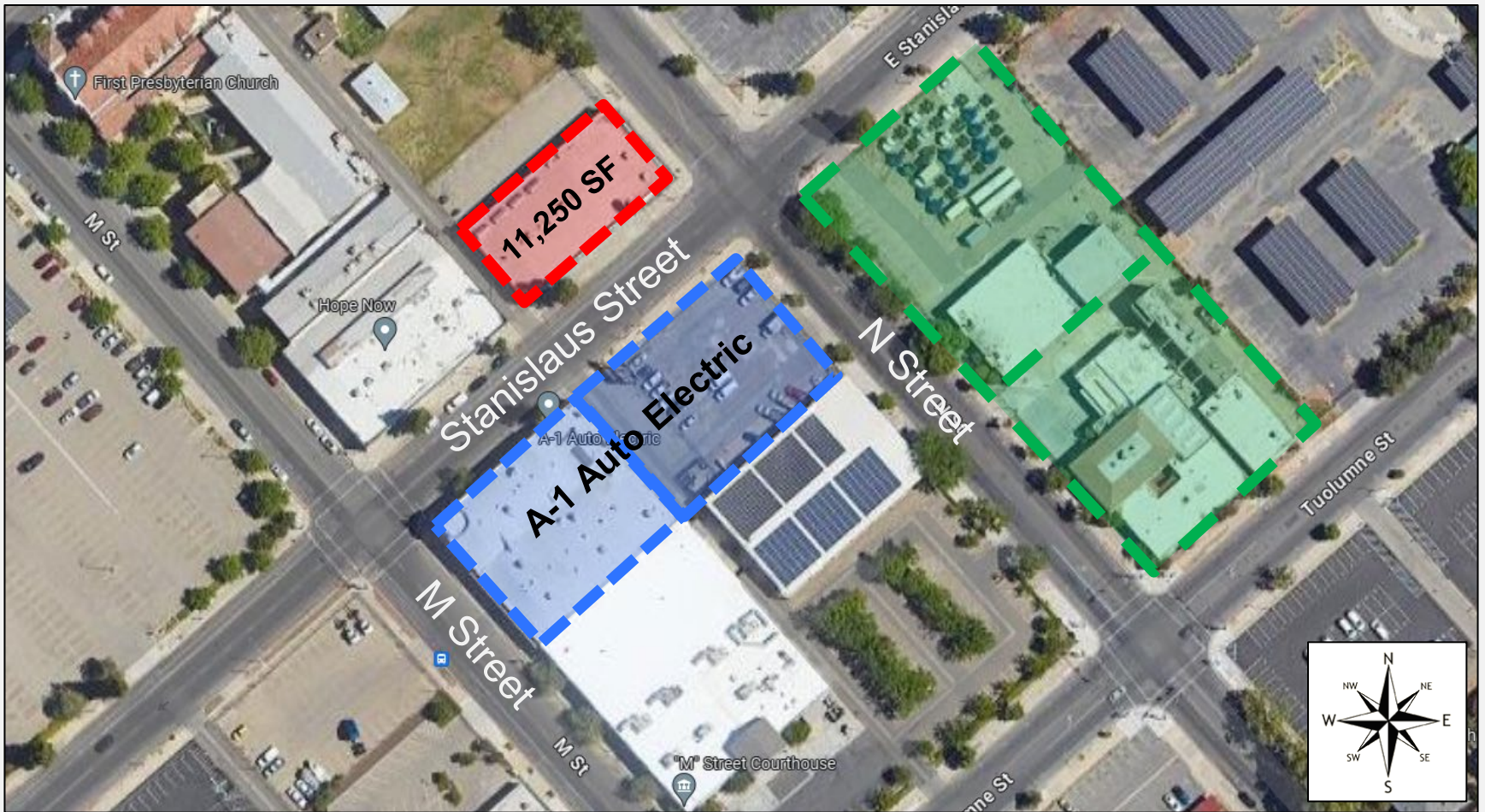
AERIAL MAP



A-1
Auto Electric



AERIAL MAP

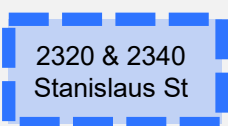


Operations
Expansion



2345
Stanislaus St

Existing
Operations

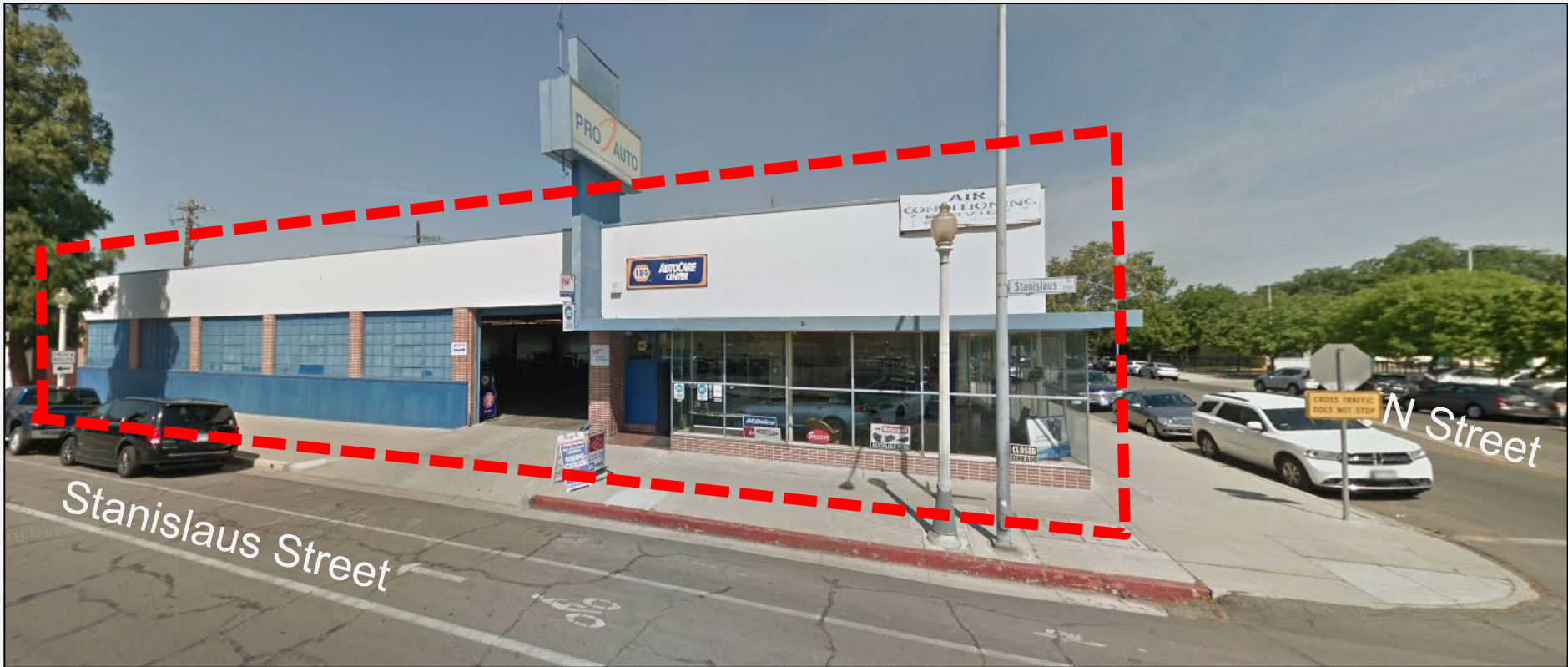


2320 & 2340
Stanislaus St



2424 Stanislaus St
and 1408 N St

STREET VIEW



Subject Property

2345
Stanislaus St

STREET VIEW



Subject Property

2345
Stanislaus St

APPLICATION ANALYSIS: CONT'D

- CUP Application P23-03592 filed to facilitate expansion of A-1 Auto Electric to include subject property
- Circumstance 1 Exists
 - Re-activate the property & adjacent street frontage resulting in elimination of illegal activities and blight
 - Necessary renovations and physical improvements to the building
 - Improve the quality of the nearby surrounding area
 - Will engage in the same use as the previous tenant
 - Five (5) to ten (10) jobs for the site expansion

PUBLIC NOTICE & INPUT

- **January 23, 2024:** Council District 3 Project Review Committee recommend approval
- **January 31, 2024:** Notice of Intent to Take Action mailed and posted online
- **April 23, 2024:** Project Approved & Notice of Action sent to Councilmember Arias and posted online
- **May 8, 2024:** Councilmember Arias appealed the Director's decision.
- **August 7, 2024:** Planning Commission denied appeal and upheld Director's decision
- **August 14, 2024:** Councilmember Arias appealed the Planning Commission's decision
- **September 13, 2024:** Notice of Public Hearing mailed to the surrounding property owners and posted online.

STAFF RECOMMENDATION

Based upon the evaluation contained in this report, staff recommends that the City Council take the following actions:

CONSIDER Environmental Assessment No P23-03592 (Class 1 Categorical Exemption) dated July 23, 2024; and

DENY the appeal and **UPHOLD** the action of the Planning Director to **APPROVE** Conditional Use Permit Application No. P23-03592 and related Environmental Assessment No. P23-03592, authorizing the expansion of an existing legal non-conforming land use (Major Auto/Vehicle Repair) and related site operations into a vacant building located across the street subject to compliance with the Conditions of Approval dated April 23, 2024.

Circumstances to expand a Legal Non-Conforming Use:

1. Resultant use and/or project design will reduce current adverse impacts on adjacent properties and/or on the general public.
2. Resultant use and/or project design will aid in the preservation of a historic resource; or
3. Expansion of the use or the enlargement of a structure housing a non-conforming use is necessary to comply with a requirement imposed by law for the operation of the particular use, including, but not limited to, regulations for disabled access or seismic retrofit.