



AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 2, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: RQR-28310 - REQUIRED REVIEW - PUBLIC HEARING -
OWNER: GHASSAN MEHRI - APPLICANT: BILLY MACS AUTO REPAIR, INC

**** CONDITIONS ****

STAFF RECOMMENDATION: **APPROVAL**, subject to:

Planning and Development

1. Conformance to the conditions of approval for Special Use Permit (SUP-4195) and all other site related actions.
2. All disabled vehicles shall be stored in an area which is screened from view from the surrounding properties and adjoining streets. Vehicles shall not be stored on the property longer than 45 days.
3. The Special Use Permit (SUP-4195) shall be reviewed in one year at which time the City Council may require cessation of the use. The applicant shall be responsible for the notification costs of the review. Failure to pay the City for these costs may result in cessation of the use.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a required review stemming from an approved Special Use Permit (SUP-4195) for an existing Auto Repair Garage (Minor) at 2027 North Decatur Boulevard.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
06/16/04	The City Council approved a Special Use Permit (SUP-4195) for an existing Auto Repair Garage (Minor) at 2027 North Decatur Boulevard, subject to a review.
09/07/05	The City Council approved a Rezoning (ZON-7051) of the north portion of this site from U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] to C-1 (Limited Commercial).
09/07/05	The City Council approved a Site Development Plan Review (SDR-6940) for a proposed 12,776 square-foot commercial development and waivers of the parking lot, foundation, and perimeter landscaping requirements on the subject site.
<i>Related Building Permits/Business Licenses</i>	
08/22/96	Business license #G02-00663 was issued for a Garage - Minor Auto Repair. This license was reclassified from #G03-02187 on 03/08/04, thus requiring a Special Use Permit. The final approval for #G02-00663 was issued on 10/19/04.
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.46 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Auto Repair Garage	SC (Service Commercial)	C-1 (Limited Commercial) Zone
North	Undeveloped		

		SC (Service Commercial)	C-1 (Limited Commercial)
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South	Commercial Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	Commercial Retail	SC (Service Commercial)	C-1 (Limited Commercial)
West	Office	SC (Service Commercial)	C-1 (Limited Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	NA
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O Airport Overlay District	X		Y
Trails		X	NA
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

ANALYSIS

The applicant has been operating an existing Auto Repair Garage (Minor) at 2027 North Decatur Boulevard under the approved Special Use Permit (SUP-4195) without incident since 10/19/04, the date the temporary business license was made final. The existing location had previously operated under a legal, non-conforming Auto Repair Garage (Major) prior to a reclassification of the licensing category. A Special Use Permit was required during this transition and was approved on 06/16/04, subject to a required review.

FINDINGS

The continuation of the use at this location will require adequate screening of the outside storage area located to the southwest of the garage. Since the approval of the Special Use Permit (SUP-4195) there have been no citations issued by Code Enforcement for code violations at this location. The subject is deficient in adequate screening of the outside storage area and has been conditioned to remedy this situation. If the applicant fails to provide adequate screening he will be subject to Code Enforcement citations and may require cessation of the Auto Repair Garage (Minor) use. Staff is recommending approval of this required review with additional review required in one year to ensure the applicant has complied with all conditions as required by Special Use Permit (SUP-4195).

<u>NEIGHBORHOOD ASSOCIATIONS NOTIFIED</u>	N/A
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<u>ASSEMBLY DISTRICT</u>	N/A
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<u>SENATE DISTRICT</u>	N/A
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<u>NOTICES MAILED</u>	572
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<u>APPROVALS</u>	0
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<u>PROTESTS</u>	0
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