



City of Escondido Zoning Administrator

MEETING AGENDA AND RECORD OF ACTIONS

201 North Broadway
City Hall – Parkview Conference Room

January 31, 2019
3:00 p.m.

A. Call to Order:

Zoning Administrator: Mike Strong

Staff Present:

B. Agenda items:

1. [PHG 18-0044](#) – Minor Conditional Use Permit for a vehicle dismantling operation in conjunction with an auto parts distribution business, which is a conditionally permitted use in the M-1 (Light Industrial) zone. The parts will be sourced from salvage-titled vehicles purchased from automobile auctions. The purchased vehicles are dismantled and parts are cleaned, inventoried, warehoused and resold to the general public. Approximately six to twelve cars maximum will be processed per year.
(Public Hearing)

Location: 301 Enterprise Street Unit 1
Applicant: Gary Schultz and Ryan Schultz, E39Source, LLC
Planner: Jasmin Perunovich

DECISION OF THE ZONING ADMINISTRATOR:

- Approved, as set to form
- Conditionally approved with the attached modifications
- Denied
- Continued to: ___ Date Certain (_____) ___ Date Unknown
- Referred to Planning Commission

C. Adjournment: _____

I certify that these actions were taken at the Zoning Administrator meeting on January 31, 2019.

Zoning Administrator

Witness

Decisions of the Zoning Administrator may be appealed to the Planning Commission pursuant to Zoning Code Section 33-1303



Agenda Item No.: B.1
Date: January 31, 2019

ZONING ADMINISTRATOR

CASE NUMBER: PHG 18-0044

APPLICANT: Gary Schultz and Ryan Schultz, E39Source, LLC

PROJECT LOCATION: On the west side of Enterprise Street and south of Auto Park Way, addressed as 301 Enterprise Street, Unit 1

REQUEST: Minor Conditional Use Permit for a vehicle dismantling operation in conjunction with an existing auto parts distribution business.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION: LI (Light Industrial)

ZONING: M-1 (Light Industrial)

BACKGROUND/PROJECT DESCRIPTION:

The applicant has submitted a request for a Minor Conditional Use Permit for a vehicle dismantling operation, which is a conditionally permitted use in the M-1 zone, in conjunction with their existing automobile parts distribution business. The existing business occupies an existing 3,016 square foot industrial condominium in an existing 26,988 square foot, nine (9) unit industrial condominium development, originally approved in 1986 (Planning Case Number: 86-56-PUA). A portion of the facility would be used for the proposed vehicle dismantling operation.

The applicant distributes automobile parts for a limited-production vehicle (2000-2003 BMW M5 sedan), and is seeking to expand its ability to procure inventory. The expanded operation would enable the applicant to source parts from salvage-titled vehicles purchased from automobile auctions. The purchased vehicles would be dismantled; parts would be cleaned, inventoried, and warehoused on-site; and made available for retail purchase on-line. It is anticipated that a maximum of twelve (12) automobiles would be processed per year. Vehicle parts that are not viable for resale would be properly recycled or disposed. All business operations would be conducted entirely within the building, and no outside storage is proposed.

ENVIRONMENTAL STATUS:

The project is exempt from CEQA, in conformance with Section 15301(a) "Existing Facilities."

REASON FOR STAFF RECOMMENDATION:

The new use is not anticipated to have any adverse impacts on the surrounding properties since it is surrounded by a variety of industrial uses. There is adequate parking on site for all existing uses within the 9-unit industrial condominium development. The existing development required a minimum of 48 parking spaces, and 49 parking spaces are provided on site. No new additional parking spaces will be required for the proposed vehicle dismantling operation since the new use is considered an accessory/incidental use to the existing automobile parts distribution business. Conditions of approval have been included with the draft resolution to prevent potential impacts on neighboring industrial businesses and properties.

Respectfully submitted,

Jasmin Perunovich

Jasmin Perunovich
Assistant Planner

Attachment:

- A. Notice of Exemption

EXHIBIT “A”
FINDINGS OF FACT
PHG 18-0044

Conditional Use Permit

1. The proposed use would be consistent with the development standards of the Light Industrial Zone and provides a service to the community.
2. The proposed use would not cause a deterioration of bordering land uses or create special problems in the area. The site has been developed to accommodate light industrial uses and outdoor storage is not allowed within the nine (9) unit industrial condominium development. The business operations will be conducted entirely inside the building and no exterior modifications are proposed for the property. Appropriate on-site circulation and parking are available, and all activities would be subject to the requirements of the Noise Ordinance.
3. The project is exempt from environmental review in conformance with Section 15301 “Existing Facilities” of the California Environmental Quality Act (CEQA). The request does not have the potential for causing significant effect on the environment.
4. The proposed Conditional Use Permit has been considered in relationship to its effect on the neighborhood and it has been determined to be compatible with the surrounding properties and General Plan policies.

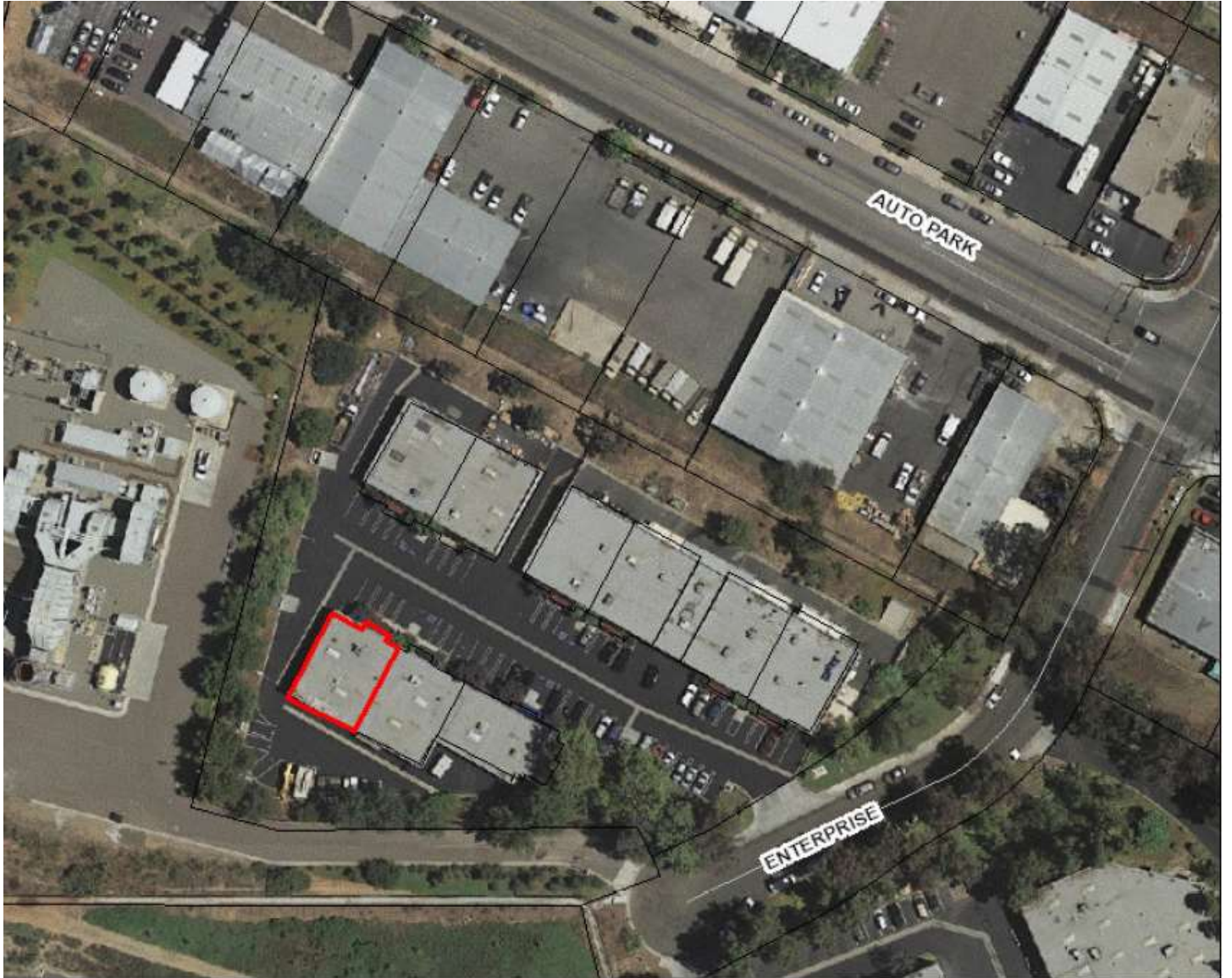
EXHIBIT “B”
CONDITIONS OF APPROVAL
PHG 18-0044

1. This Conditional Use Permit shall become null and void if not utilized within twelve months of the effective date of approval.
2. All previous conditions of 86-56-PUA and 96-55-PPL shall remain in effect unless modified herein.
3. This Conditional Use Permit shall be for a vehicle dismantling operation at 301 Enterprise Street, Unit 1. No other vehicle dismantling business operations are approved elsewhere in the complex in conjunction with this CUP.
4. No retail sales of vehicles are allowed on-site.
5. A maximum of twelve (12) cars are allowed to be dismantled/processed per year.
6. No outdoor dismantling, repair, storage or washing of vehicles or parts is allowed. No outdoor storage of business related equipment, containers or hazardous materials is allowed.
7. No on-street parking or storage of vehicles to be dismantled is allowed.
8. Delivery, loading, and unloading of vehicles to be dismantled shall occur on-site. No delivery, loading, and/or unloading shall occur on public streets or rights-of-way.
9. The hours of operation for the facility shall be limited to 8:00 a.m. to 5:00 p.m., Monday thru Friday. Changes to the hours of operation must be approved, in writing, by the Director of Community Development.
10. Delivery, loading, and unloading of vehicles to be dismantled shall occur only during the hours of operation identified above. No after-hours vehicle drop off shall be permitted.
11. Fluids from dismantled vehicles shall be disposed of properly at an appropriate certified collection/disposal facility, or picked up by a certified hauler that will dispose to an appropriate certified collection/disposal facility. The City of Escondido’s Household Waste Collection Facility shall not be used for the disposal of vehicle fluids from dismantled vehicles.
12. Vehicle parts, including tires, that are not viable for resale shall be disposed of properly at an appropriate certified collection/disposal/recycling facility or picked up by a certified hauler that will dispose to an appropriate certified collection/disposal/recycling facility.
13. A minimum of 4 striped parking spaces shall be provided in conjunction with the facility. Said parking shall be double-striped and dimensioned per City standards. Parking for disabled persons shall be provided (including “Van Accessible” spaces and access aisle) in full compliance with Chapter 2-71, Part 2 of Title 24 of the State Building Code, including signage.

14. Fire lanes and parking lot circulation shall remain clear and unobstructed at all times.
15. Appropriate fire access and ADA compliant paths of travel shall be maintained, as may be required by the Fire Department and Building Division.
16. One covered trash enclosure and enclosed area dedicated for recyclable materials shall be provided, and shall be screened from public view. The design, size, location, appropriate access and method of roofing of the enclosure shall be detailed on the building plans and approved by the Planning and Engineering Divisions.
17. All existing landscaping required as part of previous approvals for the site (86-56-PUA and 96-55-PPL) shall be permanently maintained in a flourishing manner. All existing irrigation shall be maintained in fully operational condition. Any missing or damaged plant materials or irrigation shall be replaced. The required landscape areas shall be free of all foreign matter and weeds.
18. All outdoor lighting shall conform to the requirements of Article 35, Outdoor Lighting (Ordinance No. 86-75).
19. No signage is approved as part of this permit. All proposed signage shall conform to the Escondido Sign Ordinance (Ord. 92-47). Separate sign permits will be required for project signage.
20. All project-generated noise shall comply with the City's Noise Ordinance (Ord. 90-08), to the satisfaction of the Planning Division.
21. Building plans, prepared by a licensed design professional, must be submitted for this project and must comply with the building and fire codes in effect at the time of building plan submittal.
22. A Vehicle Dismantler's License from the Department of Motor Vehicles is required prior to the vehicle dismantling operations.
23. A Hazardous Waste ID Number from the California Environmental Protection Agency is required prior to the vehicle dismantling operations.
24. The holder of the Conditional Use Permit shall make the premises available for inspection by City staff during operating hours, and shall provide such business records, licenses, and other materials necessary to evidence compliance with these conditions of approval.
25. The legal description attached to this report as Exhibit "D" has been provided by the applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.
26. This item may be referred back to the Zoning Administrator for review and possible revocation or modification at a noticed public hearing upon receipt of nuisance complaints and/or non-compliance with the conditions of approval.
27. The City of Escondido hereby notifies the applicant that the County Clerk's office requires a documentary handling fee of \$50.00 in order to file a Notice of Exemption for the project (environmental determination for the project). In order to file the Notice of Exemption with the County Clerk, in conformance with the California Environmental Quality Act (CEQA) Section

15062, the applicant should remit to the City of Escondido Planning Division, within two working days of the final approval of the project (the final approval being the hearing date of the Planning Commission or City Council, if applicable), a check payable to the "San Diego County Clerk" in the amount of \$50.00. The filing of a Notice of Exemption and the posting with the County Clerk starts a 35-day statute of limitations period on legal challenges to the agency's decision that the project is exempt from CEQA. Failure to submit the required fee within the specific time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180-day statute of limitations will apply.

EXHIBIT "C"
PROJECT PLANS
PHG 18-0044



PROJECT LOCATION
PHG 18-0044

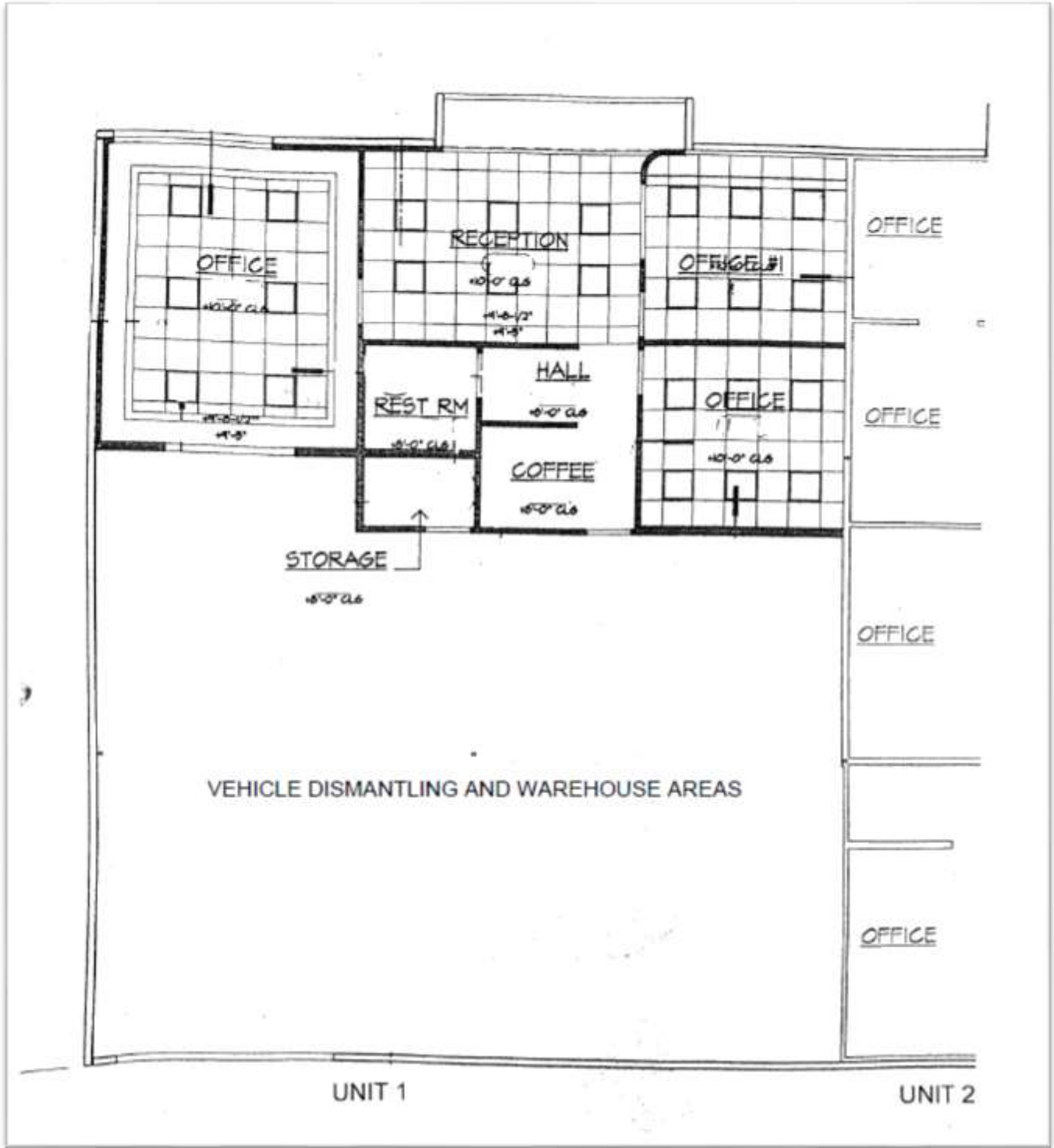
AERIAL VIEW



UNIT 1 BUILDING FRONT



UNIT 1 BUILDING REAR



PROPOSED PROJECT
PHG 18-0044

FLOOR PLAN

EXHIBIT "D"
LEGAL DESCRIPTION
PHG 18-0044

PARCEL A:

PARCEL 7 OF PARCEL MAP NO. 15335, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 9, 1988.

PARCEL B:

AN UNDIVIDED 1/9TH INTEREST IN AND TO LOT 10 OF PARCEL MAP NO. 15335, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 9, 1988.

APN: 232-410-53-00



ATTACHMENT A

**CITY OF ESCONDIDO
PLANNING DIVISION
201 NORTH BROADWAY
ESCONDIDO, CA 92025-2798
(760) 839-4671**

Notice of Exemption

To: Assessor/Recorder/County Clerk
Attn: Fish and Wildlife Notices
1600 Pacific Hwy, Room 260
San Diego, CA 92101
MS: A-33

From: City of Escondido
Planning Division
201 North Broadway
Escondido, CA 92025

Project Title/Case No: Minor Conditional Use Permit for a vehicle dismantling operation in conjunction with an existing auto parts distribution business (PHG 18-0044)

Project Location - Specific: On the west side of Enterprise Street and south of Auto Park Way, addressed as 301 Enterprise Street, Unit 1 APN: 232-410-53-00.

Project Location - City: Escondido **Project Location - County:** San Diego

Description of Project: A Minor Conditional Use Permit for a vehicle dismantling operation, which is a conditionally permitted use in the light industrial (M-1) zone, in conjunction with an auto parts distribution business. The parts will be sourced from salvage-titled vehicles purchased from automobile auctions. The purchased vehicles are dismantled and parts are cleaned, inventoried, warehoused and resold to the general public. Approximately six to twelve cars maximum will be processed per year. Vehicle parts that are not viable for resale will be properly recycled or disposed. The business operations will be conducted entirely inside the building.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Gary Schultz and Ryan Schultz, E39Source, LLC Telephone (330) 987-7263

Address: 11021 Ochre Ct., San Diego, CA 92128

Private entity School district Local public Agency State agency Other special district

Exempt Status:

Categorical Exemption. Type and section number: Section 15301(a) "Existing Facilities"

Reasons why project is exempt:

The project is consistent with the City of Escondido Zoning Code and General Plan and no variances are required. The subject parcel is located in a developed area of the city, which has all services, public utilities, and access available on site. The request is to establish a vehicle dismantling operation and involves no expansion to the building. Approval of the project would not result in any significant effects relating to traffic, air quality, or water quality.

The site has been completely developed and has no value as habitat for endangered, threatened or rare species. The proposed development would not have the potential to cause an adverse impact on the environment and is not subject to further CEQA review.

Lead Agency Contact Person: Jasmin Perunovich

Area Code/Telephone/Extension (760) 839-4552

Signature: _____
Jasmin Perunovich
Assistant Planner

_____ Date

Signed by Lead Agency

Date received for filing at OPR:

Signed by Applicant