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CONDITIONAL USE PERMIT

To

Marin County – Community
Development Agency

For

Marin Gateway GARP, LLC

Dated

December 18, 2020

Project Number

2200088.03



MACKENZIE
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1. Planning Permit Application
2. Title Report
3. Plans (Site Plan, Building Elevation, and Floor Plan)
4. Marin County Email, dated December 14, 2020
5. Planning Intake Checklist



I. PROJECT SUMMARY

Applicant/Owner:	Marin Gateway GARP, LLC 973 Lomas Santa Fe Drive Solana Beach, CA 92075
Project Contact:	Michael Chen Mackenzie Logan Building 500 Union Street #410 Seattle, WA 98101 206.582.2573 mchen@mcknze.com
Site Address:	Building 12 130 Donahue Street Sausalito, CA 94965
Assessor Site Acreage:	Parcel Number: 052-490-08, 20.06 AC
Zoning:	CP (Planned Commercial)
Countywide Plan:	GC (General Commercial/Mixed Use)
Community Plan:	Marin City
Adjacent Zoning:	North (across 101): BFC-RCR (Resort and Commercial Recreation) BFC-RF (Floating Home Marina) East: CP (Planned Commercial) BFC-RF (Floating Home Marina) South: RMP 16.7-27.4 (Residential Multiple Planned) West: R1 (Residential Single Family) RMP 10-27.4 (Residential Multiple Planned)
Existing Structures:	Multiple retail buildings as part of the Marin Gateway Shopping Center. Building 12 is approximately 6,559 SF.
Request:	Conditional Use Permit for the ancillary service and complimentary installation of new automotive parts sold at the O'Reilly Auto Parts retail store.

II. INTRODUCTION

Overview

The owner and landlord, Marin Gateway GARP, LLC, is seeking a Conditional Use Permit for proposed retail tenant to perform the ancillary services described below. The existing vacant building is at the southern side of the site, Building 12, 130 Donahue Street. The site is in the CP (Planned Commercial) zone. The 6,559 SF building was most recently used for a mattress store. A new retail tenant, O'Reilly Auto Parts, is proposed to occupy the entire building. O'Reilly Auto Parts is a retail user with the primary function of sales of auto parts and accessories. As a service to its retail customers, O'Reilly's also provides complimentary services such as check engine light testing, battery testing, wiper blade and light bulb installation, and other minor maintenances not involving fluid or hazardous materials ("ancillary services") as described in Table II-1 below. These ancillary services will occur in the shared parking lot in standard parking spaces, not designated spaces marked specially for service. The services are not a primary function of the store (the primary function is retail sales).

No significant changes are proposed to the building or site design. As shown in Exhibit 3, minor changes such as awning color and signage will be proposed with the building permit application to match the O'Reilly's branding and help customers identify it.

Description of Request

The proposed use is Retail Stores, General Merchandise: Auto parts, with ancillary service and installation performed as an added benefit to retail customers.

The use is allowed outright by the Marin County Code Planned Commercial zone (Chapter 22.12, Table 2-6, new auto parts sales). However, the site is also within the Marin City USA Master Plan (PC94-142), which imposes additional use limitations. A conditional use permit is requested because the secondary service and installation component does not fall within the allowed use 4.2.14 (Retail sales: new automotive parts and accessories [excluding service and installation]) of the Marin City USA Master Plan, and instead is covered by use 5.2.1 1. (Vehicle/equipment sales and services: Automobile parts).

This application requests conditional use approval for use 5.2.1 1 of the Marin City USA Master Plan: retail sales of automobile parts and accessories, with no limitations on services and installation. Retail sales is allowed outright but the ancillary service and installation component requires conditional use approval.

Aerial Image – Project Site



Details of Service and Installation Component

Hours of operation

The store will be open 7:30 AM to 10:00 PM Monday through Saturday and 8:00 AM to 9:00 PM Sunday, though these hours may adjust based on time of year and holidays.

Hours of availability for ancillary installation/services

The proposed ancillary installation/services are available during all hours of operation.

Available ancillary services

Below is a list of ancillary services which will be available at this store upon opening or in the future. Some of these are performed only inside the store, others in the shared parking area of the shopping center.

TABLE II-1 ANCILLARY SERVICES		
Service	Location	Availability
Wiper Blade & Bulb Installation	Outside	Upon opening
Battery Testing: “Extreme temperatures in both winter and summer play a large part in battery failures. Bring your battery [in]...for a complete diagnostic check at no charge. Our Parts Professionals can test your battery, and if it's about to fail, help you find the right Super Start battery for your needs.”	Outside	Upon opening
Check Engine Light Testing: “[our store] can loan you a code reader for OBD 1&2 systems for vehicles from 1996 and up... Also, our stores now offer "Trouble Code Support," and they can provide you a print out to identify your code. Further diagnostic or repair service is not offered, but our stores are happy to refer you to a local professional. “	Outside	Upon opening
Starter Testing	Outside	Upon opening
Fluid & Battery Recycling: “[collect] used motor oil, automotive batteries, transmission fluid, gear oil and oil filters for recycling – free of charge. It is required that containers are returned to customers... Used antifreeze/coolant is considered hazardous waste so we are unable to recycle it in our stores. Most cities and counties have hazardous waste collection sites.”	Inside	Upon opening
Drum & Rotor Resurfacing: “...resurface your vehicle's drums and rotors if they measure within specs and aren't showing signs of extreme wear.”	Inside	Upon opening
Custom-Built Hydraulic Hoses	Inside	Potential/Future
Custom Paint Mixing	Inside	Potential/Future

The most common ancillary services O’Reilly’s typically performs which take place outside the store are Battery Testing, Alternator and Starter Testing, Wiper Blade & Bulb Installation, and Check Engine Testing. All of these are done with handheld tools which do not put off any light or sound.

However, in some cases demand is seasonal; for example, on rainy days O’Reilly’s staff typically change more wiper blades than when the weather is nice.

Ancillary special store services are advertised along with the O’Reilly’s retail store in-store, online, and in radio and sales flyer ads.

Location of ancillary services

These ancillary services will take place inside the store or in the shared shopping center parking lot, as indicated in Table II-1. There will be no designated spaces for these services or for O'Reilly's customers in the parking lot; they can park anywhere on the site and store employees can assist them at their parking space.

Equipment used

No light or noise will be produced. Testing is done by a handheld devices. Bulbs, wipers, and batteries are installed with the use of hand tools if required.

No equipment will be left outside after the services are completed.

None of these ancillary services involve any liquids (e.g. fluid top-offs or oil-related services). (However, occasionally employees may point out to customers where in their vehicles they can add fluids they've purchased.)

III. TITLE 22 DEVELOPMENT CODE COMPLIANCE

Chapter 22.12 - Commercial/Mixed Use and Industrial Districts

22.12.020 - Applicability of Commercial/Mixed Use and Industrial Zoning Districts.

The applicability of each commercial/mixed use and industrial zoning district is as follows:...

D. *CP (Planned Commercial) District. The CP zoning district provides for lower-intensity commercial areas for retail shopping, office facilities, and residential uses, in pleasing and harmonious surroundings, through the control of building coverage, height, parking and landscaping. The CP zoning district is consistent with the General Commercial/Mixed Use, PD-Agricultural and Environmental Resource Area, and PD-Reclamation Area land use categories of the Marin Countywide Plan.*

Response: The subject site is within the CP district. The proposed use is retail, which is consistent with the characteristics of the CP zone.

22.12.030 - Commercial/Mixed-Use and Industrial District Land Uses and Permit Requirements.

TABLE 2-6 - ALLOWED USES AND PERMIT REQUIREMENTS FOR COMMERCIAL/MIXED USE DISTRICTS (EXCERPT)	
LAND USE (See Article VIII for Definitions)	Permit Requirements by District
Retail Trade Uses	CP (5) Planned Commercial
<i>Accessory retail uses</i>	<i>P</i>
<i>Auto, mobile home, vehicle, parts sales, new</i>	<i>P</i>
<i>Bars and drinking places</i>	<i>P</i>
<i>Building material stores</i>	<i>P</i>
<i>Construction equipment sales</i>	<i>P</i>
<i>Drive-in and drive-through sales</i>	<i>P</i>
<i>Fuel and ice dealers</i>	<i>P</i>
<i>Furniture, furnishings, home appliances</i>	<i>P</i>
<i>Grocery stores</i>	<i>P</i>
<i>5. Non-residential development may trigger residential requirements in the C1, CP, AP, and H1 zoning districts pursuant to section 22.32.150 - Residential Requirements in Commercial/Mixed Use Districts.</i>	

Response: The proposed use is retail: sales of new auto/vehicle parts. This use is permitted in the CP zone per Table 2-6.

The use is Retail Stores, General Merchandise, per Marin County Development Code definitions:

Retail Stores, General Merchandise (land use). This land use consists the retail sale of many lines of merchandise. Examples of the types of merchandise, and stores included within this land use are:

...Auto parts (not repair or machine shops);

Sales of auto parts are included except repair or machine shops. No repair or machine shop uses are proposed. The description of that use specifies that these activities are part of the primary use of the tenant, which is not the case for O'Reilly's:

*Repair and Maintenance - Vehicle (land use). This land use generally consists of the repair, alteration, restoration, towing, painting, cleaning (including self-service and attended car washes), or finishing of automobiles, trucks, recreational vehicles, boats and other vehicles **as a principal use**, including the incidental wholesale and retail sale of vehicle parts as an accessory use. This use includes major and minor facilities. Major vehicle repair facilities deal with entire vehicles. Minor facilities specialize in limited aspects of repair and maintenance (i.e., muffler and radiator shops, quick-lube, etc.)...*

Repair, alteration, restoration, etc. of vehicles is not the principal use of O'Reilly Auto Parts; thus, the use is not considered Repair and Maintenance per County code definitions.

Additionally, no repair is performed, and the ancillary service/maintenance activities are considered more minor than muffler, radiator, and quick-lube services.

Thus, the proposed use is Retail Stores, General Merchandise: Auto parts, which most closely fits retail: sales of new auto/vehicle parts in Table 2-6 and is allowed outright.

Chapter 22.48 - Conditional Use Permits

22.48.020 - Applicability.

This Chapter shall apply to all conditional land use activities identified in Article II (Zoning Districts and Allowable Land Uses), and Article V (Coastal Zones - Development and Resource Management Standards), as applicable.

Response: Retail Stores, General Merchandise: Auto parts, which is allowed outright in the subject zone. However, the use classification per the master plan/PC resolution is "Vehicle/equipment sales and services: Automobile parts" with no limitation on service and installation; this is allowed conditionally. Staff have directed the applicant to prepare a conditional use permit application.

22.48.040 - Decision and Findings.

After a public hearing, the Review Authority shall record and file the decision and the findings upon which the decision is based. The Review Authority may approve a Conditional Use Permit application, with or without conditions, only if all of the following findings are made:

- A. *The proposed use is allowed, as a conditional use, within the subject zoning district and complies with all of the applicable provisions of this Chapter.*

Response: The proposed use, new auto parts sales, is allowed outright in the Planned Commercial zone per Chapter 22.12, Table 2-6. However, the use (without any service and installation limitations) is allowed conditionally per the Marin City USA Master Plan. Staff have directed the applicant to prepare a conditional use permit application.

Per the master plan/PC94-142, use 4.2.14, retail sales of new automotive parts, is proposed, though service and installation are also proposed, and service and installation are specifically excluded from use 4.2.14. The portion of the project requiring additional approval is the service and installation of automotive parts and accessories.

The proposed use is most closely described in section 5.2 of the master plan (Conditional Use Limitations: Commercial Use Classifications) under the general category of 5.2.1 Vehicle/equipment sales and services.

Applicable provisions of this chapter are addressed in this narrative.

B. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity.

Response: The site and surrounding area are already developed, with uses anticipated under the Marin City USA Master Plan. The proposed use is retail, as was the prior use of Building 12. The existing and future land uses are likely the same: retail in the town center, with residential and supporting services nearby. There are churches and schools to the south and west, alongside the retail uses. Highway 101 is located to the north and east, and while this was not part of the master plan and does not have a “land use,” its function is not expected to change in the near future. The following responses explain how elements of the use are compatible with existing and anticipated land uses and features.

Design

O’Reilly’s will occupy Building 12, formerly a Mattress Firm retail store. No significant changes are proposed to the building or site design. As shown in Exhibit 3, minor changes such as awning color and signage are proposed to match the O’Reilly’s branding and help customers identify it. However, these are typical retail changes and will be consistent with other retail businesses in the area. No auto repair shop elements such as exterior work areas or canopies are proposed. The store will appear like a typical retail store, and ancillary services will be performed in the typical parking areas (shared between other retail uses in the center). The design is compatible with existing and future land uses in the vicinity.

Location

The proposed O’Reilly’s location is at the south side of the Marin City retail center, easily accessible from Highway 101 and the Bridgeway via Donahue Street. This is a typical location for a retail business, and will function well for customers coming from major roads as well as the surrounding neighborhoods. This location is compatible with existing and future land uses in the vicinity.

Size

No changes are proposed to the size of the existing Building 12, which has previously held other retail tenants. It is a typical size for a retail building and auto parts store. Building 12 was designed to be one of the supporting retail buildings of the Marin City Master Plan. The size of the proposed use is compatible with existing and future land uses in the vicinity.

Operating Characteristics

As described above, O’Reilly’s will have typical hours for a retail store. Described below, these hours will fit within those anticipated for the Marin City USA retail town center (7:30 AM to 10:00 PM Monday through Saturday and 8:00 AM to 9:00 PM Sunday, with some seasonal variation).

The ancillary services will occur in standard parking spaces near Building 12. No special vehicle services areas, canopies, or signage are required. When not in use, the parking spaces will appear like those serving any other retail building, or prior uses of Building 12 (also retail).

The proposed operational characteristics are compatible with existing and future land uses in the vicinity.

C. *That granting the Conditional Use Permit will not be detrimental to the public interest, health, safety, convenience, or welfare of the County, or injurious to the property or improvements in the vicinity and zoning district in which the real property is located.*

Response: The proposed retail use will not be detrimental to the public interest, safety, convenience, or welfare of the County. Instead, it will serve the public interest, safety, and welfare by filling an otherwise vacant retail space with a popular retailer. It will improve convenience in the area as there are no other auto parts stores in this part of the County. The closest auto parts stores are approximately 8 miles away in San Rafael or approximately 9 miles away in downtown San Francisco.

No physical changes are proposed to Building 12 to accommodate the retail use, and no negative impacts are anticipated. The use will occur primarily within the building (allowed outright), with limited, ancillary services performed in customers' vehicles in the shared parking area (conditional use per master plan use 5.2.1 1.). No damage is expected to the property or improvements from the use.

IV. MASTER PLAN COMPLIANCE

Marin County Planning Commission Resolution PC94-142 approved a tentative subdivision map amendment for the Marin City USA development. Attachment A, Exhibit I of that resolution describes retail use classifications including allowed and conditional uses.

Exhibit I: Conditions of Project Approval: Marin City USA Development Plan 95-001 and Tentative Map 92-012

The following conditions are organized by the issue which they are intended to address. Where these conditions are the result of mitigations generated by the EIR, they are followed by a bracketed reference to that mitigation. For example, (HYDRO 4.1) refers to hydrology mitigation measure 4.1 from the Marin City U.S.S. EIR.

Project Approval

4. Use of the “Retail Town Center” Shall be permitted and governed in accord with the following provisions:

a. Use of retail buildings at the project site shall substantially conform with the Marin City U.S.A. Retail use Classification as set out in Attachment “A” to this Exhibit.

Response: The proposed use is designated for Building 12, one of the retail buildings at the site. Attachment A is addressed in this narrative. As described in that section of this report, the proposed use is conditional use 5.2.1 1. (Vehicle/equipment sales and services: Automobile parts).

b. Retail use at the project site shall conform to the following hours of operation.

Hours of Operation		
Retail Spaces	Hours	Days of the Week
Clothing/Pet Supply	6:00 AM – 12:00 PM	Monday through Sunday
Drug Store	7:00 AM – 11:00 PM	Monday through Sunday
Market	24 Hours/Day	Monday through Sunday
Buildings #1-6	6:00 AM – 12:00 PM	Monday through Sunday
Hours of operation for the restaurant and retail pads A and B shall be evaluated and established at the time we receive Development Plan applications for individual tenants.		

Response: The proposed use is for Building 12. It seems that these hour ranges were meant to cover early morning through late evening, 6:00 AM through 12:00 AM (or 11:59 PM). As described above, O’Reilly’s will be open 7:30 AM to 10:00 PM Monday through Saturday and 8:00 AM to 9:00 PM Sunday, though these hours may adjust based on time of year and holidays. This standard is met.

c. Any change in use within the three structures which would house anchor tenants (market, Drug Store, Pet Supply Store & Clothing Store) shall be subject to subsequent Development Plan review to evaluate the use and related site improvements.

Response: The proposal for Building 12 will not affect any anchor tenants. This standard does not apply.

5. *The retail mix at the project site shall substantially conform with the following:*

a. *The Market shall contain at least 50,000 square feet;*

Response: No changes are proposed to the Market.

b. *The three major tenants within the retail center shall not, in combination, exceed 125,000 square feet;*

Response: No changes are proposed to the major tenants.

c. *At least 50,000 square feet of retail space shall be leased by small tenants which could include community based business*

Response: No changes are proposed to building area. The existing Building 12 is 6,559 SF and has previously been used for retail tenants such as a mattress store. Following approval of this proposal, it will remain in retail use. This standard is met.

Attachment “A” Resolution 94-142, Exhibit “I”: Marin City USA Retail Use Classifications

2. Applicability

This chapter applies to those portions of the Marin City Community which are zoned CP (Planned Commercial). Use Classification describe one or more uses having similar characteristics, but do not list every use or activity that may appropriately be within one or more use classifications or not within any classifications in this chapter. The Planning Director may determine that a specific use shall not be deemed to be within a classification, whether or not named within the classification, if its characteristics are substantially incompatible with those typical of uses named within the classification. The Planning Director’s decision may be appealed to the Planning Commission in accordance with Section 22.89 of the Marin County Code. Any use which has been identified as a Conditional Use by this Chapter shall be subject to Use Permit in accord with Section 22.88 of the Marin County Code.

Response: The subject site is located in the Planned Commercial zone and Marin City USA Master Plan area. The use classifications of this exhibit describe the proposed use (Vehicle/equipment sales and services: Automobile parts). No special Planning Director interpretations are requested. This chapter applies and is met with the conditional use permit request.

3. Uses Not Classified

Any use which cannot be clearly determined to comply with the following use classification may be permitted by the Planning Director upon determining that the use is of the same general character and intensity as the following uses, and is consistent with the purpose of the chapter.

Response: The proposed use is described in this chapter. No special Planning Director interpretations are requested. This standard does not apply.

4. Permitted Use Classification

The following uses are permitted in this district..

4.2.8. *Maintenance and repair service: Establishments providing appliance repair, office machine repair, or building maintenance services. This classification excludes maintenance and repair of vehicles; see vehicle/equipment repair.*

Response: The proposed use is retail, with ancillary services available for installing some of the products sold. While maintenance and repair of vehicles is excluded from use 4.2.8, the “vehicle/equipment repair” category referenced is not found in Exhibit I of PC94-142. The County code definitions of 22.130.030 define “Repair and Maintenance - Vehicle”; this use description does not fit the proposed O’Reilly’s with retail and installation.¹ No repair is performed, and the ancillary service/maintenance activities are even more minor than muffler, radiator, and quick-lube services. Additionally, and most importantly, repair, alteration, restoration, etc. of vehicles is not the **principal use** of O’Reilly Auto Parts; thus, the use is not considered Repair and Maintenance per County definitions.

Regardless, use 4.2.8 is not proposed.

4.2.14 Retail sales: Including but not limited to, the retail sale of merchandise not specifically listed under another use classification. This classification includes department stores, clothing stores, and home decorating and improvement stores, and business retailing the following goods: flowers, toys, hobby materials, hand-crafted items, jewelry, cameras, photographic supplies, electronic equipment, records, sporting goods, kitchen utensils, hardware, appliances, art, antiques, art supplies and services, paint and wallpaper, carpeting and floor covering, office supplies, pet supplies, bicycles, and new automotive parts and accessories (excluding service and installation).

Response: This use description closely matches the O’Reilly’s use: retail sales of new automotive parts. However, limited service and installation are performed (the ancillary services described in Table II-1). Thus, use 4.2.14 is proposed, though service and installation are also proposed; **the only portion of the project requiring additional approval is the ancillary service and installation of automotive parts and accessories.**

“Service and installation” is not defined in the County code definitions of 22.130.030. However, “Service” is defined in Oxford Languages as, “the action of helping or doing work for someone.” “Service (motor vehicle)” is explained in Wikipedia as, “...a series of maintenance procedures carried out at a set time interval or after the vehicle has traveled a certain distance.” While O’Reilly’s does not perform scheduled services, customers could come back when services are needed again (after the vehicle has been used for some time/distance). “Installation” is defined in Oxford Languages as, “the action or process of installing someone or something, or of being installed.” These definitions are broad, but do generally cover the ancillary services to be offered at this O’Reilly’s location (described in detail in the introduction to this narrative).

Thus, the O’Reilly’s retail use is limited by this provision.

¹ *Repair and Maintenance - Vehicle (land use). This land use generally consists of the repair, alteration, restoration, towing, painting, cleaning (including self-service and attended car washes), or finishing of automobiles, trucks, recreational vehicles, boats and other vehicles as a principal use, including the incidental wholesale and retail sale of vehicle parts as an accessory use. This use includes major and minor facilities. Major vehicle repair facilities deal with entire vehicles. Minor facilities specialize in limited aspects of repair and maintenance (i.e., muffler and radiator shops, quick-lube, etc.).*

Includes tire recapping establishments. Does not include automobile parking (see "Commercial Parking and Vehicle Storage"), repair shops that are part of a vehicle dealership on the same site (see "Auto, Mobile home, Vehicle and Parts Sales"); automobile service stations, which are separately defined; or automobile dismantling yards, which are included under "Recycling, Scrap and Dismantling Yards."

5. Conditional Use Classification

The following uses are permitted by use permit in this district.

5.2 Commercial Use Classifications

5.2.1 *Vehicle/equipment sales and services. None of these following uses shall use patron parking for automobile storage, or for any other business activities.*

1. *Automobile parts. Establishments engaged in the retail sales of automobile parts and accessories.*

Response: Sales of automobile parts is proposed. However, this use is covered under allowed use 4.2.14. It seems that this use listing (5.2.1 1.) is broader than that of 4.2.14, as it does not exclude service and installation.

As sales of automobile parts and accessories with service and installation is proposed, it appears that this use is the closest and most appropriate to the proposed O'Reilly's use. This application requests conditional use approval for retail sales of automobile parts and accessories, with no limitations on services and installation.

2. *Automobile Washing. Washing, waxing, or cleaning of automobiles or similar light vehicles.*

Response: No washing, waxing, or cleaning of vehicles is proposed.

3. *Service stations. Establishments engaged in the retail sale of gas diesel fuel, lubricants, parts and accessories. This classification includes incidental maintenance and repair of automobiles, light trucks and vehicle washing, but excludes body and fender work or repair of heavy trucks or vehicles.*

Response: No service stations are proposed. Per County code definitions of 22.130.030, service stations are uses that sell gasoline or other motor vehicle fuels, and may provide other services.² No fuel sales are proposed.

The proposed use includes the sale of parts and accessories. However, this use is covered under allowed use 4.2.14.

Maintenance and repair of automobiles and light trucks is included in this use category. However, per County code definitions of 22.130.030 "Repair and Maintenance - Vehicle," the proposed O'Reilly's use is not vehicle repair and maintenance. O'Reilly's will provide service and installation of automobile parts and accessories. Service and installation are not addressed in any of the use classifications in this category, though it is the closest. It appears the allowed use category 4.2.14 meant to refer to this description for uses providing retail sales of "new automotive parts and

² *Service Station (land use). This land use consists of the retail sale of gasoline or other motor vehicle fuels, which may also include services incidental to fuel sales. These incidental services may include vehicle engine maintenance and repair, towing and trailer rental services. Does not include the storage or repair of wrecked or abandoned vehicles, vehicle painting, body or fender work, or the rental of vehicle storage or parking spaces.*

accessories (excluding service and installation).” This use is allowed conditionally. County code approval criteria for conditional uses are addressed in this narrative.

4. *Vehicle /equipment and rentals. Sale or rental of automobiles. Motorcycles, trucks, tractors, construction or agricultural equipment, mobile homes, boat and similar equipment, including storage and incidental maintenance.*

Response: No sales or rental of automobiles or other equipment or vehicles, nor storage and incidental maintenance of any equipment or vehicles, is proposed.

V. CONCLUSION

The proposed O'Reilly Auto Parts use is consistent with the Planned Commercial zone and Marin City USA Master Plan, both of which anticipate retail tenants in the subject location. The use, Retail Stores, General Merchandise: Auto parts, is allowed outright in the CP zone. The use is classified as Vehicle/equipment sales and services: Automobile parts per the master plan (PC94-142). The proposal meets relevant approval criteria of 22.48.040 for conditional uses, and merits approval.