

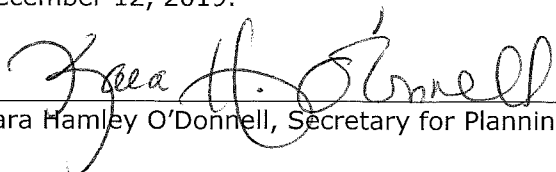


**Proj. No. 19-22 (continued): FA OH HND, LLC, 2888 Mayfield Road, dba Foundation Automotive Corp.**, C-3 General Commercial zoning district, requests conditional use permit for used auto sales in conjunction with Foundation Automotive Corp. Honda new auto sales (2953 Mayfield Road) & minor auto repair per Code chapters 1111, 1115, 1131, 1151, 1153, 1161, 1163 & 1166.

Approved, 6-0-1, with the following additional conditions:

1. *This use shall not be injurious to the use and enjoyment of other properties in the immediate vicinity or create a nuisance for adjacent properties;*
2. *The applicant shall work with staff to resolve any complaints from neighbors;*
3. *All signage (building, window, pole, instructional, directional, etc.) shall conform to zoning requirements, considering previous variances, and require Architectural Board of Review Approval;*
4. *Foundation Automotive Corp.'s sale of used vehicles at this site shall only be permitted accessory to the sale of new automobiles at the franchised Foundation Automotive Corp. Honda at 2953 Mayfield Road. Foundation Automotive Corp.'s inventory of used automobiles shall not exceed fifty percent of the overall Foundation Automotive Corp. inventory at any one time;*
5. *Only repair of automobiles customarily associated with automobile sales shall be permitted, and all auto repair, cleaning, washing and drying operations shall be conducted inside the building;*
6. *No junk, inoperative or unlicensed vehicle shall be permitted to remain outside on the property for more than forty-eight (48) hours;*
7. *Landscaping and screening plan shall be approved by the Planning Director;*
8. *Lighting shall not glare into, or upon, the surrounding area or any residential premises. Any proposed new lighting shall be approved by the Planning Director in compliance with Code section 1165.07.*
9. *Hours of operation shall be limited to between 9 a.m. and 8 p.m.;*
10. *Required fence along the west property line shall be installed in accordance with Calendar No. 2742, as shown on the site plan, and, prior to installation of fencing, the applicant shall meet on-site with Planning Department staff to review tree preservation plan, landscape plan, and details of the fence design and placement. A fence permit shall be required for fencing and dumpster enclosure;*
11. *No automobile delivery trucks shall load or unload automobiles on Mayfield Road. All deliveries shall occur on-site;*
12. *Parking lot shall be striped in accordance with approved site plan and cars-for-sale shall park in an orderly manner in the areas shown on the approved plan;*
13. *Test-driving vehicles shall not be permitted on residential district collector side streets such as Middlehurst, Hampshire, and Preyer roads. Streets with high volumes of traffic and multiple lanes, such as Mayfield, Monticello, and Lee Road, shall be the principal routes for such test drives; and*
14. *All required construction and installation of the use shall be completed by May 1, 2020.*

I hereby certify that the above decisions constitute the final actions taken by the Planning Commission on December 11, 2019. I further certify that this Action Summary was mailed to each applicant on December 12, 2019.

  
Kara Hamley O'Donnell, Secretary for Planning Commission

Dec. 12, 2019  
date