

August 14, 2002

**Honorable Chairman and Members of the
Hermosa Beach Planning Commission**

**Regular Meeting of
August 20, 2002**

**SUBJECT: STATUS REPORT ON CONDITIONAL USE PERMIT COMPLIANCE FOR
AUTO SERVICE USE LOCATED AT 555 PACIFIC COAST HIGHWAY**

Recommendation

Receive and file report.

Background

On February 13, 2001, the City Council adopted Resolution 01-6117 approving an amendment to an existing Conditional Use Permit for the subject property. The property had been the subject of code enforcement actions and the matter was referred to Planning Commission for consideration of CUP modification or revocation. The Planning Commission recommended modifying the CUP and the property owner appealed the modified conditions to City Council. The Resolution approved by City Council included a condition for staff inspection and report on CUP compliance after one year of operation in order to confirm conformance with all conditions of approval.

At the February 19, 2002 Planning Commission meeting, staff presented a status report regarding compliance with the Conditional Use Permit for the subject property. The auto service uses were being operated in conformance with the CUP, with the exception of several automobiles that had been stored on the property more than 90 days. The Planning Commission requested staff to re-inspect the property in 6 months.

Analysis

Staff inspected the subject property and found that to date the auto service uses are being operated in conformance with the CUP. The condition of the property has substantially improved. The paint spray booth is no longer in operation.

Mike Schubach, City Planner

Sol Blumenfeld, Director
Community Development Department