

September 13, 2004

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

**Regular Meeting of
September 21, 2004**

SUBJECT: CONDITIONAL USE PERMIT AMENDMENT 04-4

LOCATION: 600 PACIFIC COAST HIGHWAY

APPLICANT: LENA MANQUEL (DR. AUTO TECH)
 600 PACIFIC COAST HIGHWAY
 HERMOSA BEACH, CA 90254

REQUEST: CONDITIONAL USE PERMIT AMENDMENT FOR MOTOR VEHICLE SALES IN
 CONJUNCTION WITH AN EXISTING MOTOR VEHICLE REPAIR BUSINESS

Recommendation

To approve the request subject to the conditions as contained in the attached resolution.

Background

ZONING:	C-3
GENERAL PLAN:	General Commercial
LOT SIZE:	12,000 square feet
SITE AREA USED FOR AUTO REPAIR/SALES:	Approx. 8,500 square feet
BUILDINGS USED FOR AUTO REPAIR/SALES:	Approx. 4,950 square feet (4,000 repair/850 showroom)
PARKING PROVIDED:	10 Spaces
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

The subject property is located on the east side of Pacific Coast Highway at its corner with 6th Street. The property contains a retail building located along the frontage of P.C.H., and the subject auto repair business on the rear portion with access from 6th Street only. The current auto repair business (“Dr. Auto Tech”) consists of two buildings that contain service areas, and a small office and customer waiting area, and a small parking area. The rear portion of the property has been used for auto repair purposes dating back to a Conditional Use Permit granted in 1975 for outdoor storage and repair. At that time the site contained only one building (the concrete block building located at the rear abutting 6th Street), and the automotive repair, storage and parts storage was largely outdoors. Also, it appears that the business, at times, may have illegally included auto sales, and when the additional buildings were constructed (in the late 1970’s) a portion of the frontage building was also used for auto display. For several years now, however, the operation has exclusively been for auto repair purposes, (“All Tune and Lube”, and “Dr. Auto Tech”) in the enclosed areas at the

rear of the property, and the frontage building used for retail and office purposes, including a furniture store.

The property with its mix of uses and multiple buildings is nonconforming to current parking requirements. The retail buildings on the P.C.H. frontage contain no off-street parking, and the parking for the auto repair business is limited.

Given the changes that have occurred on the site since the 1975 C.U.P., and the proposed re-establishment of auto sales, it is necessary for the business to amend and update their Conditional Use Permit. Both motor vehicle repair and motor vehicle sales require a conditional use permit pursuant Section 17.26.030 of the Zoning Ordinance.

This project is Categorically Exempt pursuant to 15301, Class 1 of the California Environmental Quality Act Guidelines alterations to existing facilities.

Analysis

The applicant proposes to add a small used automobile sales business to the existing auto repair business. The existing block building located along 6th Street will be converted from a service area to a “showroom” for up to two cars. The limited parking area for auto repair customers and auto sales customers will be shared.

Parking requirements are not increased with the proposed changes, as a portion of the building currently used for auto repair will be converted to a small auto showroom for two cars. Parking requirements for auto sales businesses (one space per 1,000 square feet of site area) are less in this situation than the requirements for auto repair (1 space per 250 square feet of floor area). Whether parking demand will be intensified, or the shared parking arrangements will work, however, is open to question. Given the small scale of the sales portion, it would likely not intensify the existing parking shortages which already exist on the property, and may reduce the parking shortage by reducing the amount floor area available for auto repair.

The previously approved Conditional Use Permit did not contain many conditions on the operation of the business, with no specific restrictions on hours of operation or other conditions typical for automotive uses. The uses and structures on the subject property has changed since 1975, as it now contains large enclosed areas for service and storage, retail buildings along the P.C.H. frontage, and no longer contains outdoor storage for parts (except in the 5-foot rear and side yard). The proposed changes should not significantly alter these conditions. However, as part of this update and amendment, staff is recommending imposing standard conditions for motor vehicle repair and sales businesses typical of other locations within the city. These conditions address such issues as prohibiting the outdoor storage (which is occurring in the 5-foot side and rear yards); prohibiting use of exterior P.A. systems and exterior servicing of vehicles; establishing appropriate operating hours; landscape improvements; and right turn only egress. Staff is also recommending conditions that vehicles for sale not be displayed in the outdoor customer parking areas, that any new signs will be subject to a comprehensive sign review for the entire property and outdoor storage be prohibited.

CONCUR:

Ken Robertson
Senior Planner

Sol Blumenfeld, Director
Community Development Department

Attachments

1. Proposed Resolution
2. Location Map
3. Photographs
4. 1975 Conditional Use Permit

F:\B95\CD\PC\2004\09-21-04\CUP600.DOC