

July 11, 2006

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

**Regular Meeting of
July 18, 2006**

SUBJECT: CONDITIONAL USE PERMIT 06-5
 PRECISE DEVELOPMENT PLAN 06-6

LOCATION: 1001-1017 AVIATION BOULEVARD

APPLICANT: OCEAN SERVICE AND TIRES
 1017 AVIATION BLVD
 HERMOSA BEACH, CA 90254

REQUEST: CONDITIONAL USE PERMIT AND PRECISE DEVELOPMENT PLAN TO ALLOW
 AN EXPANSION TO AN EXISTING MOTER VEHICLE REPAIR BUSINESS,
 “OCEAN SERVICE AND TIRES”

Recommendation

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

Background

ZONING:	C-3
GENERAL PLAN:	General Commercial
ADDED LOT AREA:	4,880 square feet
TOTAL LOT AREA	9,800 square feet
BUILDING AREA:	
EXISTING	1,410 square feet
PROPOSED ADDITION	<u>1,250 square feet</u>
TOTAL	2,660 square feet
PARKING REQUIRED:	11 spaces
PARKING PROVIDED:	15 spaces (7 service bays, and 8 in lot)
ENVIRONMENTAL DETERMINATION:	Recommended Negative Declaration

The subject property is located on north side of Aviation Boulevard, between Bonnie Brae Boulevard and Ocean Drive. The existing one-story auto repair business occupies the easterly portion of the property, and the southerly portion (lot 2) is currently occupied by a two older single-story residential dwellings (original permits dated 1920). This mix of uses is typical for this segment of Aviation Boulevard where there is a mix of commercial uses, including automotive uses that co-exist with a few nonconforming residential uses. Adjacent properties to the north are designated R-1, and developed with predominately single-family residences.

The easterly portion of the property has been used for motor vehicle repairs since the 1960's, and a C.U.P. was granted in 1992 for general motor vehicle repair (“King Bear”) as part of the program to amortize existing long-standing uses subject to C.U.P. requirements. The existing building is nonconforming to the 8-foot required setback adjacent to residential properties, as it is currently setback only 4-feet.

The Staff Environmental Review Committee, at its meeting of June 8, 2006, considered the environmental impacts of the project. Based on the initial study check-list, the Committee recommended an Environmental Negative Declaration, with recommendations that waste containment areas be provided for waste oil spill control; that storm drain filtration be provided; and that required landscaping and a block wall be provided along the northerly property line.

Analysis

The applicant proposes to demolish the existing nonconforming residence at 1001 Aviation Boulevard (AKA 1208 Ocean Drive), and remodel and expand the existing automotive repair and tire sales and installation business to include this property. The project includes expanding the automotive service building by 1,250 square feet extending all the way to the west property line, including remodeling the existing portion of the building into a higher profile building to provide a mezzanine level storage area for tires and tools, and site alterations involving new paving, grading, landscaping, and re-striping the existing parking area. The project will increase the number of service bays from 3 to 7, and increase on-site surface parking to 8 spaces. The applicant's business includes tire sales and installation, and general auto repair on-site for jobs that can typically be done in a day or two. The applicant indicates that if the repair job includes major work (i.e. major engine overhauls or transmission work), the work is contracted out to shops that specialize in that work.

The project will utilize the existing curb cuts on Aviation Boulevard and Bonnie Brae Street. Required parking for general auto repair businesses is based on the general retail commercial requirement of 1 space per 250 square feet, resulting in a requirement of 11 spaces. Section 17.44 also includes a parking requirement for "service stations," which is set at 1 space per 1,000 square feet of site area. Service stations typically include fuel sales and dispensing. In this case the retail commercial requirement results in a requirement of 11 spaces, while a service station on this site would require 10 spaces. The project proposes a total of 15 spaces, with 7 in the service bays, and 8 provided as surface parking spaces. The Planning Commission has previously considered service bays as contributing to parking requirements since the Zoning Ordinance does not distinguish where required parking must be provided on site.

The project otherwise complies with the requirements of the C-3 with respect to building height and setbacks and buffers from residential property. The building is proposed at a height of 23-feet, well below the 35-foot height allowed in the C-3 zone. Also, an 8-foot rear yard setback is provided, with landscaping to buffer the adjacent residential. A portion of the existing building to remain has an existing setback of only 4-feet, but this nonconforming section of the building is allowed to remain, pursuant to Section 17.52.030, since the expansion to the building is less than 100%. Also, a substantial landscaped setback area is proposed in the front along the Aviation Boulevard frontage, sloping up to the parking area. Landscaping is also proposed, as required along the north property line, and a 10-foot high block wall is proposed.

Pursuant to Section 17.26.030 of the Zoning Ordinance, current commercial land use regulations require Conditional Use Permit approval for motor vehicle repair in the C-3 zone. The general criteria for granting a Conditional Use Permit are set forth in Section 17.40.020, which relate to issues of neighborhood compatibility, such as parking, traffic, noise and other nuisances. The City established the C.U.P. requirement for auto repair businesses to alleviate the conflicts associated with these businesses being located near residential areas. The compatibility issues are typically addressed through a set of typical or standard conditions that have been imposed on such businesses.

These include restricting operating hours; compliance with noise codes; prohibition of outdoor work; prohibition of storing vehicles for repair on public streets; proper storage and disposal of hazardous wastes; and other typical conditions. The Code Enforcement staff has not received any complaints regarding the recent operation of Ocean Service and Tires, which generally appears to be operating in compliance with the terms of their C.U.P, although after the notice was sent out for this project staff has recently spoke to a nearby residents expressing concern about customer vehicles being parked in the neighborhood and outdoor storage of tires (see photos). The proposed expansion is intended to help to resolve the lack of on site parking and tire storage areas.

The subject case also brings up the issue of consistency with a pending Specific Plan, which requires an amendment to the General Plan, and may ultimately involve changes to the Zoning Ordinance regarding permitted uses and/or design standards along the Corridor. At this time it is not known what the outcome of the Specific Plan might be, but if it address such issues as residential/commercial conflicts, in order to promote a pedestrian district this type of use may no longer be deemed appropriate for this district. However, the applicant is submitting for approval under the current provisions of the code, and is proposing to replace a nonconforming use with a conditionally permitted use, and to improve the appearance and functionality of the use.

A Precise Development Plan is required pursuant to Section 17.58 since the project involves a remodel and expansion of greater than 1500 square feet. The plans provide building elevations that depict a fairly standard two-level building, with a block wall exterior on the first level, and stucco on the second level. Also, a conceptual landscape plan also shows generous landscaping in front of the parking area to help visually screen the service bays from the street. However, staff believes that additional features and architectural elements should be added to the project including the use of eaves or banding along the roofline. Also, it would be possible to modify the plan to more completely hide the service bays by orienting two sets of bays to an inner courtyard rather than towards Aviation Boulevard.

The plans have been forwarded to the Public Works Department which had no concerns with the project, noting that the existing driveway locations are acceptable, and that all pollutants must be filtered before entering the storm drains.

In addition to standard conditions for auto repair that are currently included the existing C.U.P., the following specific conditions are recommended with respect to the proposed project to address the issues noted above.

- Decorative block, such as split face block shall be used for the exterior of the building.
- The applicant shall work with staff to enhance the architectural appearance at the roof line, with the use of eaves or banding, and the building façade with a decorative trellis or other feature over the service bay entries
- Decorative wrought iron fencing shall be used at the top of the sloping landscaped area in the front of the parking area
- A decorative block wall of at least 8-feet in height shall be provided along the northerly property line to match the building.
- The existing pole sign shall be removed an replaced with a monument sign, maximum 8-feet height with a decorative base.

- The hours of operation shall be limited to between 8:00 A.M. and 6:00 P.M. Monday through Saturday and 9:00 A.M. and 6:00 P.M. on Sundays
- Storage of hazardous waste materials be within an enclosed area, with secondary containment provided for spills as approved by the Fire Department.
- Stormwater runoff from the parking lot shall be directed to a catch basin on site, and filtered before entering the City's storm sewer.
- A detailed landscape plan shall be provided prepared by a landscape architect or landscaped architect

CONCUR:

Ken Robertson
Senior Planner

Sol Blumenfeld, Director
Community Development Department

Attachments

1. Proposed Resolution
2. Location Map
3. Photographs
4. Correspondence

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