



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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December 6, 2018

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Accept Categorical Exemption (CE18-233) and approve an Administrative Use Permit (AUP18-003) to allow minor automobile repair within an existing building. The minor automobile repair is limited to vehicles associated with the applicant, Hoonigan industries, and is not open to the public at 621 Golden Avenue in the PD-30 Zoning District. (District 1)

APPLICANT: Steve De Mars
621 Golden Ave.
Long Beach, CA 90802
(Application No. 1805-26)

BACKGROUND

On November 1, 2018, the Planning Commission at the applicant's request acted to continue the public hearing on this application to December 6, 2018.

DISCUSSION

The project site is a 1.2-acre parcel at 621 Golden Avenue that is bound by public rights-of-way on three (3) sides, West 6th Street to the north, Golden Avenue to the east, and Topaz Court to the south. An existing City-owned property is located directly west of the subject property and across Golden Avenue to the east is Edison Elementary School.

Table 1—Adjacent Land Uses

DIRECTION	LAND USE	ADDITIONAL INFORMATION
North	Metro Bus Depot	Across the elevated 7 th Street on/off ramps to the I-710 Freeway.
East	Edison Elementary School	Subject property faces the playground at the rear of the school.
South	Cesar Chavez Park	Across the elevated 6 TH Street off-ramp from the I-710 Freeway
Southeast	Residential	Located catty-corner southeast of the project site, across the 6 th Street off-ramp from the I-710 Freeway
West	City-Owned Building	Used for storage, not occupied daily

The parcel has a zoning designation of PD-30, Downtown Plan, and a General Plan Land Use District designation of Mixed Use (LUD-7) (Exhibit A - Location Map). There are two (2) existing, attached buildings on-site, one contains approximately 15,264 square feet of floor area, which is occupied by Hoonigan Industries and the other building, approximately 3,875 square feet, is utilized as a warehouse by the current property owner. A large loading dock extends along the eastern portion of the building occupied by Hoonigan Industries adjacent to one of the parking areas. Prior use of the building for many years was a letter/parcel sorting business.

Project Description

The applicant is requesting an approval of an Administrative Use Permit (AUP) to allow a minor automobile repair business for vehicles associated with the media production aspect of their business; the minor automobile repair services would not be open to the general public. (Exhibit B - Plans, Renderings, and Photographs). Minor automobile repair requires approval of an AUP within the PD-30 Zoning District. An Administrative Use Permit (AUP), similar to a Conditional Use Permit, is intended to allow for an individualized review of certain land uses for the purpose of determining its compatibility with the surrounding land uses proposed or whether through the imposition of conditions the use may operate in a manner compatible with the surrounding uses. Land uses that are subject to the AUP process are generally acted on by the Zoning Administrator at a public hearing. However, the Zoning Administrator, as is the case with this application, may refer an application to the Planning Commission for consideration. The Zoning Administrator determined that due to a combination of the level of public interest and extensive interaction of staff, with both the applicant and community on matters related to the business and its operations, this application should be referred to the Planning Commission for consideration.

The applicants' business operations were originally permitted in 2015 for office use. In 2017, it came to the Planning Bureau's attention that the business operations, including minor automobile repair with vehicle modification, were beyond those for which a business license had been issued. Code Enforcement investigated the complaints and other than two outstanding items (1) work within the building without the benefit of permits and (2) unlawful use of the property with minor auto repair, the current use of the property with office/media and retail is permitted by right. Since that time, staff has been working with the applicant to obtain necessary approvals for the AUP and the work within the building.

The proposed minor automobile repair and/or modification would occur within the existing building, pursuant to the definition in Section 21.15.290 of the Long Beach Municipal Code (LBMC). Minor automobile repair includes the following repair and maintenance services: tune ups, cooling system, lubrication, brakes, wheels and electrical (Exhibit C - LBMC Definition - Minor Automobile Repair).

Table 2—Floor Plan Layout

AREA	FLOOR AREA
Garage/Studio Space	4,957 sq. ft.
Warehouse	1,588 sq. ft.
Office	7,496 sq. ft.
Retail Space	478 sq. ft.

When an entitlement such as an Administrative Use Permit is requested, it requires that staff review the submittal for Municipal (Zoning) Code compliance, as the proposed site must be free of Code violations. In order to bring the site into Code compliance, exterior building improvements include removal of the storage containers at the northeast corner of the property. These storage containers appear to function as a barrier along a portion of Golden Avenue prohibiting access onto the property. In place of the storage containers, staff as a condition of approval, are requiring their removal and replacement with a wrought iron fence which can be up to a maximum of twelve (12) feet in height, provided that a permit from the Building Bureau is obtained. The vehicular parking area will be restriped to accommodate the number of parking stalls required for the uses on site.

Table 3—On-site Parking

USE	SQUARE FOOTAGE/ FLOOR AREA	PARKING RATE	PARKING SPACES REQUIRED
Warehouse	1,588	1/1000 sq. ft.	1.6
Retail	478	If less than 6,000 sq. ft. then zero	0
Office	7,496	2/1000 sq. ft. after first 6,000 sq.ft.	2.9
Car Lift Area/Studio	4,957	3+ 4/1000 GFA	22.8
Adjacent warehouse	3,875	1/1000 GFA	3.8
TOTAL SPACES REQUIRED			31.1

The subject property is located along the northwestern edge of the PD-30 Zoning District within the Downtown Plan. The Site is within 1,000 feet of the I-710 Long Beach freeway, but is not within the Downtown Neighborhood Overlay or along a street designated as a pedestrian oriented use. The General Plan and Zoning regulations both intend for minor automobile repair operation at sites where the use can be made compatible with the surrounding uses. The site's adjacency to the I-710, Long Beach freeway exit ramps, a Metro Bus repair and storage facility, and not abutting residential properties lends compatibility to minor automobile use. The nearest residential use to the proposed building where the minor automobile repair is approximately 250 feet away and is separated by an on-site parking lot, and the elevated West 6th Street off-ramp from the I-710 freeway. There is an elementary school (Edison Elementary School) across Golden Avenue. However, since minor automobile repair is less intense than a typical auto repair facility and the proposed use is intended to support the media production aspect of the business only, staff finds that the proposed use of the property with operating conditions could operate in a manner compatible with the surrounding uses (Exhibit D - Findings). Based upon the findings, Staff therefore recommends approval of the requested Administrative Use Permit subject to conditions of approval.

There are special conditions and findings indicated in Chapter 21.52 which apply to automotive uses, including automobile repair shops. These have been conditioned as part of project approvals (Exhibit E - Conditions of Approval) and noted in the Findings (Exhibit D - Findings). These include vehicular circulation around or near the site, impediment of pedestrian circulation, storage of vehicles, and compliance with applicable development standards specified in Chapter 21.45 relating to open storage and repair. Conditions of

approval have been included which address all of the special conditions contained in Chapter 21.52 as applicable.

In addition to those standard conditions, a number of project specific conditions of approval are recommended; including but not limited to, prohibiting outdoor storage and repair of vehicles, limited hours of operation and restricting the minor automobile repair to vehicles associated with the media production operations (as proposed by the applicant). Staff has also incorporated conditions of approval requiring the removal of unpermitted chain link razor wire and cargo containers from the site.

It is anticipated that there will be hazardous materials on-site in the form of used oil, gasoline, used tires, and anti-freeze; all items associated with a minor automobile repair use. A condition of approval is included that requires these hazardous materials be stored in safe manner consistent with both State and Federal law. The use is also expected to generate used oil/filters and antifreeze. Storage and disposal of these items shall also be conditioned to be consistent with State and Federal law.

An Administrative Use Permit for minor automobile repair uses may be permitted within the Downtown Plan Area subject to approval by the Planning Commission. Since the proposed minor automobile repair use is located within the northwest corner of the Downtown Plan Area and does not abut residential uses, staff is of the opinion that with conditions of approval and Municipal Code standards relating to noise, hours of operation, vehicle storage/parking, storage/disposal of hazardous substances associated with a minor automobile repair business (used oil, batteries, used tires, etc.), and repair activities being conducted within the enclosed building, the minor auto repair use will not have a negative impact on the surrounding community. Staff therefore recommends the Planning Commission approve the Administrative Use Permit (App. No. 1805-26) and accept Categorical Exemption 18-223 for the minor automobile repair business at 621 Golden Avenue.

PUBLIC HEARING NOTICE

A total of 691 Public Hearing notices were distributed on November 19, 2018, in accordance with the provision of the Zoning Ordinance. As of the date of preparation of this staff received comments from the public expressing opposition to the project (Exhibit F - Public Comment Notice of Received Application). A majority of the opposition letters from the public noted that noise and smoke generated from the use of the vehicles at the location are of a significant concern. However, these issues raised are not relevant to the request under consideration.

ENVIRONMENTAL REVIEW

In accordance with the guidelines for implementing the California Environmental Quality Act (CEQA), Categorical Exemption 18-223 was issued (Exhibit G - Categorical Exemption). The project is exempt from further CEQA review pursuant to Section 15301, Class 1, 'Existing Facilities' as the project does not contemplate any floor area additions onto the subject property, only interior alterations only, which includes non-bearing walls and electrical work.

