

FINDINGS
Administrative Use Permit No. 18-003
612 GOLDEN AVENUE
APPLICATION NO. 1805-26
November 1, 2018

- 1. THE APPROVAL IS CONSISTENT WITH AND CARRIES OUT THE GENERAL PLAN, AND APPLICABLE SPECIFIC PLANS SUCH AS THE LOCAL COASTAL PROGRAM AND ALL ZONING REGULATIONS OF THE APPLICABLE DISTRICT.**

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 Land Use District Designation, Mixed Use— No. 7, allows for a careful blending of land uses that can serve to save time and energy in transportation and communications, simplify and shorten transactions of goods and services and vitalize a site.

Minor automobile repair as defined in Section 21.15.290 of the City's Municipal Code allows for limited repair and maintenance services on vehicles, including, but not limited to: tune-ups, oil changes, brake pad/shoe changes, shock absorber replacement, recharge air conditioners and muffler replacement. The Applicant's business model as proposed does not include being open to the public for minor automobile repair services. Only those vehicles that are directly associated with the media production aspect of the business shall be services for minor automobile repairs.

Minor automobile repair is permitted subject to the approval of an Administrative Use Permit within the PD-30 District. Since the site location for the Minor Automobile Repair use is in the northwest corner of the Downtown Plan area and does not abut residential uses, the use operated in compliance with the 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, used batteries, used tires, etc.) and repair activities being conducted within the enclosed building, said use would be consistent with the PD-30 Zoning Designation and the General Plan Land Use Designation No. 7 and the Administrative Use Permit should be approved.

- 2. THE APPROVAL WILL NOT BE DETRIMENTAL TO THE SURROUNDING COMMUNITY INCLUDING PUBLIC HEALTH, SAFETY, GENERAL WELFARE, ENVIRONMENTAL QUALITY OR QUALITY OF LIFE.**

The minor automobile repair as proposed will not be open to the public and is only proposed for the vehicles specifically associated with the Applicant. Since the business is not open to the public it is not anticipated that there will be an increase

in traffic to the location. Numerous conditions of approval have been included to ensure the use is operated in a manner not detrimental to the public health, safety and general welfare including but not limited to, restricted hours of operation for repair activities, limitation on the storage of vehicles, and prohibiting vehicle repair, storage of automobile parts and miscellaneous equipment outdoors.

3. THE APPROVAL IS IN COMPLIANCE WITH THE SPECIAL CONDITIONS ENUMERATED IN CHAPTER 21.52 (SPECIAL CONDITIONS FOR CONDITIONAL AND ADMINISTRATIVE USE PERMITS)

The following conditions shall apply to auto repair shops, service stations, car washes, auto upholstery shops, auto parts and tire sales, camper installation businesses, van conversion businesses and the like:

A. In the CB district, such uses shall be limited to locations inside parking structures.

The subject site is not within the CB District, and therefore this condition does not apply.

B. In the CR and CO zones, conditional use permits shall be limited to the expansion of existing nonconforming uses.

The subject site is not within the CR or CO zone and is not a conditional use permit, therefore this condition does not apply.

C. Automobile service station uses shall be limited to: retail sales of fuel, oil and small vehicle parts.

The project proposal is for minor automobile repair and does not include a fuel, oil or small vehicle parts retail component; therefore this condition does not apply.

D. The proposed use shall not intrude into a concentration of retail uses and shall not impede pedestrian circulation between retail uses.

The project location is not adjacent to retail uses and therefore cannot impede pedestrian circulation between retail uses. Furthermore, the site is not located along a "Safe Route to School" and would not impede pedestrian circulation to and from the adjacent Edison Elementary School.

E. The proposed use shall not create unreasonable obstructions to traffic circulation around or near the site;

Conditions of approval have been included which require the parking on-site of vehicles relating to this use. Vehicle storage or parking on adjacent residential streets or adjacent parking lots will be prohibited as included in the conditions of approval. Loading or unloading is not permitted within the public right-of-way or blocking any required parking space. Provided that the Applicant complies with the conditions of approval, the proposed use will not create unreasonable obstructions to traffic circulation around or near the site.

F. No curb cuts shall be permitted within forty feet (40') of any public roadway intersection.

Based upon the Applicant's submittal, no new curb cuts are proposed at this time. Any future curb cuts will be subject to the then current development standards as determined by the City's Public Works Department.

G. No vehicles may be stored at the site for purposes of sale, unless the use is also a vehicle sales lot or for the use as parts for vehicles under repair.

The proposed use is minor automobile repair to the vehicles that are within the prevue of the business; the Applicant has indicated that the business is not open to the public. Any changes to the Applicant's business model, including the addition of vehicles sales (indoor showroom only) or for the use as parts for vehicles under repair would need to be approved by the Planning Commission.

H. The site shall comply with all applicable development standards for open storage and repair uses specified in Chapter 21.45, "Special Development Standards"

The project proposal does not consider open storage and repair. Conditions of approval are included to prohibit minor repair work from being performed outside of the enclosed building and storage of vehicles and goods outside of the building.

4. THE RELATED DEVELOPMENT APPROVAL, IF APPLICABLE, IS CONSISTENT WITH GREEN BUILDING STANDARDS FOR PUBLIC AND PRIVATE DEVELOPMENT.

The proposed use is to be located within an existing building which was constructed in approximately 1956 and does not meet today's green building standards. Any future improvements necessitating permits will be required to meet the current development and building standards in effect at the time.