

September 25, 2015

TO: Mayor and City Council
Planning Commission
City Manager

From: Jeffery W. Gibson, Community Development Director

SUBJECT: Community Development Director Action for Following
Request(s) for the week of **September 21 – September 25,
2015.**

MINOR USE PERMIT:

Applicant: Sarkis Kassardjian, representing
(Gulliver USA Inc.)

APPROVED
09/24/15

Case No.: **MUP15-00003**

Location: 20125 Hawthorne Boulevard

Zoning: HBCSP (PR)

Summary: Minor Use Permit to allow the operation of
a used automotive sales operation on
property located in the HBCSP Zone
(Promenade Subdistrict) at 20125
Hawthorne Boulevard.

DATE: September 24, 2015
TO: Jeffery W. Gibson, Community Development Director
FROM: Planning Division
SUBJECT: MINOR USE PERMIT (MUP15-00003) – Sarkis Kassardjian (Gulliver USA Inc.)

Applicant requests approval of a Minor Use Permit to allow the operation of a used automotive sales operation on property located within the HBCSP Zone (Promenade Sub-district) at 20125 Hawthorne Boulevard.

Applicant: Gulliver USA Inc.
Case No: MUP15-00003
Location: 20125 Hawthorne Blvd.
Zoning: HBCSP (PR) – Hawthorne Boulevard Corridor Specific Plan Zone (Promenade Sub-district)

The applicant is proposing a Gulliver used auto dealership in an existing building at 20125 Hawthorne Boulevard. A Minor Use Permit is required for the auto dealership as the tenant space is currently an auto rental operation.

The subject site is located near the northwest corner of Hawthorn Boulevard and Del Amo Boulevard and is 13,222 square feet. The existing 577 square foot building was originally approved by the Planning Commission in 1990 to allow for the operation of a rental car agency, which ceased operation in 2007. In 2011, the site was converted to an automobile detailing business. Since the approval of CUP14-00017, Avis Rent-a-Car System has been operating at the site.

The applicant is proposing to utilize the existing site in its current form and has provided documentation on how the proposed business would operate (Attachment #2). The applicant states that up to 4 employees will be on-site and the hours of operation will be Sunday through Wednesday: 10am to 7pm.

Staff used the automobile dealership parking ratio of one space per 2,000 square feet of display and inventory area plus one space for every two employees. Based on those requirements, a total of 4 parking spaces are required and 4 spaces are provided. Staff recommends that all workers associated with Gulliver park on-site and that employee parking stalls be permanently marked. The site is currently striped with angled parking which meets the required back-up and facilitates the one-way circulation of the site. Staff recommends that the stalls along Hawthorne Boulevard be preserved as customer parking and that vehicle inventory be contained within the designated area at the northwest corner of the site.

While on a site visit, staff noticed that this site is in need of upgrades. The planters have recently been filled with mulch and plant material which does not conform to the Specific Plan. Staff also noted a bell system and vacuum hoses affixed to the exterior of the building. Staff has added a recommended condition of approval to remove the exterior bells and hoses and repair and paint any damaged surfaces. The applicant has confirmed with staff that the existing vacuum pump does not function and there are no plans to repair it for future use. Instead, the applicant still plans on vacuuming vehicles on-site. Staff is

concerned with the potential noise generated by this aspect of the operation as there are single-family homes directly to the north. Staff therefore recommends the vacuuming of vehicles to take place along the southwest corner of the property to limit the potential of noise concerns.

In order to approve a Minor Development Permit in the Hawthorne Boulevard Corridor Specific Plan, the Community Development Director is required to make the following findings:

1. That the used auto dealership use is consistent with the objectives, policies, general land uses and programs of the Torrance General Plan. The use promotes the economic health of the Promenade Sub District of Hawthorne Boulevard.
2. That proposed use conforms to all applicable design guidelines and design review criteria of the Hawthorne Boulevard Corridor Specific Plan. The applicant is proposing exterior alterations to the existing building including new metal panels and new exterior graphics to provide a more appealing design.
3. That existing parking lot is physically suitable for continuation of commercial uses for the existing building pad. Sufficient parking for the use is immediately available and the operation will not interfere with vehicular traffic.
4. That virtue of a high quality design and materials used, the proposed use will positively contribute to the orderly and harmonious development of the Hawthorne Boulevard Corridor and the general welfare of the City. As conditioned, the proposed used car dealership will upgrade the façade of the building.
5. That proposed used auto dealership will enhance the commercial development of the area so as to increase the taxable value of real property and sales tax return to the City, and to maintain the stability and value of the property and of the Hawthorne Boulevard Corridor as a desirable commercial area. The new dealership will add to the design of the buildings and to the Promenade Sub-district.
6. That traffic impacts have been mitigated, in whole or in part by the design of the on-site circulation system so as to minimize hazard and congestion, to facilitate on-site movements between adjacent properties, and to maximize opportunities for pedestrian and transit connections.
7. That there are adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use is not detrimental to public health and safety because the pad building already exists.
8. That the auto dealership use is consistent with the objectives, policies, general land uses and programs of the Torrance General Plan and will comply with provisions of the Zoning Ordinance.
9. That the auto dealership use will not be materially detrimental to the public interest, health, safety, convenience or welfare.
10. That minor alterations of existing structures are Categorically Exempted by the 2015 CEQA Guidelines in Article 19, Section 15301, Class 1. Since the proposed auto dealership will take place within existing building and no new square footage is being

proposed, it is not deemed an expansion of use and therefore conforms to this exemption.

Based on the preceding findings, staff recommends APPROVAL of the request subject to the following conditions;

1. That if this Administrative Approval is not implemented within one year after the approval, it shall expire and become null and void unless extended by the Community Development Director for an additional period, as provided for in Section 92.27.1 of the Torrance Municipal Code; (Planning)
2. That any new or existing equipment on the roof must be screened from view with materials compatible in color and texture with the building to the satisfaction of the Community Development Director; (Planning/Environmental)
3. That exterior color and material samples, including graphics to be installed on glass and building exterior, incorporating the use of District Color of Burgundy (Pantone Matching System Reference #505) shall be submitted to the Community Development Director for approval prior to final inspection; (Planning)
4. That the applicant shall submit a revised site plan with updated parking layout indicating inventory, employee and customer parking to the satisfaction of the Community Development Director; (Planning)
5. That a landscape plan consistent with the Hawthorne Boulevard Specific Plan, Promenade District, shall be submitted to the satisfaction of the Community Development Director for approval. The plan shall utilize drought resistant/xeriscape plant materials and shall provide state-of-the-art water saving irrigation system and/or drip irrigation; (Planning)
6. That the applicant shall implement the approved landscape plan prior to business license issuance and final inspection to the satisfaction of the Community Development Department; (Planning)
7. That all lighting shall be directed away from adjacent uses; (Planning)
8. That all on-site vacuuming and washing activities shall take place along the southwest corner of the property and the existing vacuum hoses shall be removed from the building and its surfaces shall be repaired to the satisfaction of the Community Development Director; (Planning)
9. That the exterior vacuum hoses shall be removed and surfaces repaired and repainted to the satisfaction of the Community Development Department; (Planning)
10. That no outside on-site vehicle repairs or parts storage of any kind shall be allowed; (Planning)
11. That there shall be no vending machines or pay phones provided outside the building; (Planning)
12. That there shall be no public address speakers, radios, paging, telephone bells, buzzers, and similar signaling devices and any existing devices shall be removed and the surfaces repaired to the satisfaction of the Community Development Director; (Planning)

- 13. That all vehicles associated with this use, including but not limited to: employees, clients, visitors, vehicle transporters, and delivery vehicles are required to park on-site; (Environmental)
- 14. That employee parking spaces shall be permanently labeled and used exclusively for the parking of employee vehicles; (Environmental)
- 15. That a van accessible loading area shall be at least 8 feet wide and the words "NO PARKING" shall be painted on the ground within each loading access aisle in white lettering no less than 12 inches high and located so that it is visible to traffic enforcement officials; (Environmental)
- 16. That the applicant shall obtain required permits prior to installing any temporary or permanent signage. Signage requires a separate review and approval; (Environmental)
- 17. That the following types of signs are prohibited: A-Frame or freestanding signs, bow or flag banners, persons holding signs, electronically moving signs, air-assisted signs, signs attached to light or utility poles, and signs mounted onto the roof of the building or attached to a vehicle; (Environmental)
- 18. That the applicant shall submit a noise attenuation plan. The consultant shall contact the Environmental Division prior to preparing the noise attenuation plan; (Environmental).

Prepared by,



Ana Fernandez
Planning Assistant

Recommended by



Gregg D. Lodan, AICP
Planning Manager

Attachments:

- 1. Code Requirements
- 2. Operational Summary
- 3. Site Plan, Floor Plan and Elevations (File)

This request for a Minor Use Permit 15-00003 has been APPROVED DENIED per Section 92.35.3 of the Torrance Municipal Code.



Jeffrey W. Gibson
Planning Director

24 Sept 15

Date

Decisions made by the Community Development Director are appealable to the Planning Commission within fifteen (15) calendar days following the above date of approval or denial.

CODE REQUIREMENTS

The following is a partial list of code requirements applicable to the proposed project. All possible code requirements are not provided here and the applicant is strongly advised to contact each individual department for further clarification. The Planning Commission may not waive or alter the code requirements. They are provided herewith for information purposes only.

Building and Safety Division:

- Comply with CBC, CMC, CEC & CPC 2013 for all building permits

Environmental Division:

- The Van Accessible loading area shall be at least 8 feet wide and the words "No Parking" shall be painted on the ground within each loading access aisle in white lettering no less than 12 inches high and located so that it is visible to traffic enforcement officials.
- All parking spaces to be double-line striped per Torrance Code (93.4.6)
- Lot sweeping, deliveries and trash pick-up are prohibited between 10 P.M. And 7 A.M. per Torrance Municipal Code
- All mechanical equipment placed on the roof or ground shall be screened from view with materials which are compatible with the main building. Staff approval of screening materials is required (TMC 92.30.2).
- All signs (new, modified, or revised) must be approved by the Environmental Division with appeal rights to the Planning Commission, or comply with the previously approved sign program.
- All trash shall be kept in an enclosure that is bounded on three sides by decorative walls and solid doors and shall be constructed of materials which are architecturally compatible with the building. The enclosure shall have a decorative trellis top with metal barrier underneath to prevent the intrusion of rainwater into the enclosure (TMC 92.2.5 & 92.30.3).
- Direct lighting away from residential land uses per Torrance code (92.30.5).
- All vehicles associated with this use, including but not limited to: employees, clients, visitors, vehicle transporters, and delivery vehicles are required to park on-site.