



April 22, 2022

Community Development Department
City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648

**RE: Variance Justification
Logic Diesel and Automotive Service
7422 Warner Avenue**

To Whom it may concern,

The applicant, Logic Diesel and Automotive Services, submitted a Conditional Use Permit (CUP) application to permit the establishment of an automotive repair facility which specializes in diesel repair services on an existing vacant property at 7422 Warner Avenue. City staff reviewed the CUP application and determined that approval of four Code deviations will be required to permit the auto repair facility. The deviations include (i) front setback width, (ii) landscape planter width in parking lot; (iii) width of parking space no. 7; and (iv) stepoff areas in parking lot. The variances are subject to the following findings in the Huntington Beach Municipal Code:

- a. The granting of a variance will not constitute a grant of special privilege inconsistent with limitations upon other properties in the vicinity and under an identical zone classification.*
- b. Because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance is found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification.*
- c. The granting of a variance is necessary to preserve the enjoyment of one or more substantial property rights.*
- d. The granting of the variance will not be materially detrimental to the public welfare or injurious to property in the same zone classification and is consistent with the General Plan.*

We believe that the above Code deviations are justified for the following reasons:

- The 7,692 s.f. property is substandard in size and is smaller than other properties in the RT zone
- There are site constraints, such as the substandard size and frontage along two streets, that would make it difficult to develop the site without the requested deviations
- Other RT zoned properties along the Warner Ave. frontage have similar building setbacks
- The building is positioned so as to screen the auto bays in the rear
- A variance for similar Code deviations was approved by the Zoning Administrator in 2002

Variance Justification
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- The project site has been efficiently designed to maximize the amount of landscaping and parking to accommodate the auto repair business, while still providing an attractive enhancement along a major arterial in conformance with the City's Urban Design Guidelines

For any questions related to the requested variance justification, please feel free to call or email anytime. Thank you for your time and consideration.

Sincerely,



David See
President
See's Development Advisors





January 31, 2022

Community Development Department
City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648

**RE: Request Letter
Conditional Use Permit application
Logic Diesel and Automotive Service
7422 Warner Avenue**

To Whom it may concern,

Request:

We are pleased to submit this request for a Conditional Use Permit (CUP) to permit the establishment of an automotive repair facility which specializes in diesel repair services on an existing vacant property at 7422 Warner Avenue. The applicant, Logic Diesel and Automotive Service, intends to purchase the property and establish the automotive repair business. The Huntington Beach Municipal Code requires approval of a CUP to permit the establishment of an automotive repair facility.

Site Description and Surrounding Uses

The subject site is zoned "RT" Research and Technology, and is currently vacant. The site is located at the southeast corner of Warner Avenue and Palmdale Lane. Surrounding uses include a general contractor to the south, towing service and storage to the east, animal hospital to the west, and a multi-tenant retail center to the north.

Project Description

The applicant requests to permit the use of the property for an automotive repair facility. The owners, Adam and Elizabeth Wiktor, currently operates Logic Diesel at 7582 Warner Avenue, Unit M, which is one block east of the subject site and has a floor area of 1,846 square feet. The company has been in business since 2015. Hours of operation will be 8:30 a.m. to 6:00 p.m. Monday through Friday, 9:00 a.m. to 3:00 p.m. on Saturday, and closed on Sunday. Two employees will work on-site (the owners), which include one mechanic and an administrative office employee. The business specializes in light duty diesel auto repair only. No repair of full sized semi trucks will occur on site. Clientele generally consists of the local population with personal vehicles, and some referrals. The business does not have any fleet or dealer accounts.

The site is currently vacant. The applicant proposes to construct a 21-foot high, 2,000 square foot metal building with two auto bays. The two roll-up doors will face the parking lot. Site improvements include eight parking spaces, including one handicapped space, a trash enclosure, and a 10-foot wide landscape planter adjacent to both street frontages.

Parking Analysis

To determine the actual parking demand for the business, the owner conducted parking counts for two weeks at the existing business at 7582 Warner Avenue. The counts are as follows:

Date (Jan.)	No. of vehicles in auto bays	No. of vehicles in parking lot	Total
WEEK ONE			
3	3	4	7
4	2	4	6
5	2	4	6
6	2	4	6
7	3	4	7
8	3	4	7
WEEK TWO			
10	2	4	6
11	3	5	8
12	3	4	7
13	3	4	7
14	3	4	7
15	3	3	6

Based upon the above parking counts, a maximum demand of 8 spaces is needed for the business. Out of these spaces, a maximum of 6 spaces are occupied in the parking lot (5 for customers and one car for the owners). This same demand is expected for the proposed facility at 7422 Warner Avenue. Therefore, because a total of 10 spaces are proposed for the new business, consisting of 8 spaces in the parking lot and two spaces in the auto bays, there will be a sufficient number of parking spaces to accommodate the new business.

Conclusion

Logic Diesel and Automotive Service will provide a valuable amenity to the City of Huntington Beach. The specialized auto repair service would provide broader automotive services to the City and the surrounding areas. As noted above, a sufficient number of parking spaces are being proposed to accommodate the business.

For any questions related to the proposed auto repair facility, please feel free to call or email anytime. Thank you for your time and consideration.

Regards,



David See
President
See's Development Advisors

