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COMMUNITY DEV. DEPT.

Re: CONDITIONAL USE PERMIT AMENDMENT TO ALLOW VEHICLE SALES/RENTAL AND GENERAL REPAIR/SERVICE FOR AN ELECTRIC VEHICLE DEALERSHIP (E3 VEHICLES) AT 619 PACIFIC COAST HWY – HERMOSA BEACH.

TO PLANNING COMMISSION OF CITY OF HERMOSA BEACH,

I THANK YOU FOR YOUR GENEROUS TIME TO TAKE INTO CONSIDERATION MY THOUGHTS AND CONCERNS REGARDING THE APPROVAL OF OPENING AN ELECTRIC VEHICLE DEALERSHIP AT 619 PACIFIC COAST HWY – HERMOSA BEACH.

THE APPLICANT E3 VEHICLES CURRENTLY OPERATES ITS SALES/RENTAL/REPAIR/SERVICE OF ELECTRIC VEHICLES AT 350 NORTH PACIFIC COAST HWY IN REDONDO BEACH. THE APPLICANT IS MOVING OUT OF ITS CURRENT LOCATION DUE TO ONGOING PROBLEMS WITH ITS LANDLORD AND SURROUNDING NEIGHBORS. THE PROBLEMS ARE RELATED TO PARKING OF ELECTRIC VEHICLES.

E3 VEHICLES HAS BEEN PARKING ELECTRIC VEHICLES ON AND ALSO BLOCKING PUBLIC RIGHT OF WAYS AND SIDEWALKS. ELECTRIC VEHICLES ARE PUT ON DISPLAY/ADVERTISED WHILE PARTIALLY BLOCKING THE PATH OF TRAVEL. ELECTRIC VEHICLES ARE ALSO DOUBLE PARKED ON THE STREETS REDUCING THE LANE WIDTH FOR CARS TRAVELING ON THE STREET. ADDITIONAL VEHICLES ARE ALSO PARKED ON A NEIGHBORING COMMERCIAL LOT FOR DISPLAY/ADVERTISING.

THIS TYPE OF BUSINESS BENEFITS FROM HAVING THEIR VEHICLES BEING DISPLAYED AND EXPOSED TO PASSERBY'S TO SEE AND PRODUCE INTEREST. I

DON'T THINK 619 PACIFIC COAST HWY IS A LOCATION THATS BEST SUITABLE FOR A BUSINESS OF THIS KIND.

QUESTIONS AND CONCERNS I HAVE FOR THE PLANNING COMMISSION TO ANSWER/CONSIDER:

1. WILL ANY OF THESE ELECTRIC VEHICLES BE PARKED ON PACIFIC COAST HWY FOR DISPLAY OR ADVERTISING? WILL ANY OF THE ELECTRIC VEHICLES BE PARKED ON PACIFIC COAST HWY WITH **RENT ME, BUY ME, FOR SALE, OR FOR RENT** SIGNS ON THEM?
2. WILL PACIFIC COAST HWY BE USED AS A STAGING AREA FOR CUSTOMERS TO PICKUP RENTALS, DROP OFF RENTALS, LEAVE VEHICLES FOR SERVICE/REPAIR, OR BE GIVEN INSTRUCTIONS ON HOW TO OPERATE THE VEHICLE? IF NOT, WHERE WILL THESE OCCUR?
3. WILL ELECTRIC VEHICLES EXTEND OUTSIDE OF THE FRONT ENTRANCE OF THE BUILDING? IF IT DOES, THIS WOULD PARTIALLY OR COMPLETELY BLOCK THE PEDESTRIAN SIDEWALKS AS ITS CURRENTLY BEING DONE AT THE APPLICANTS CURRENT LOCATION IN REDONDO BEACH.
4. WHERE WILL THE ELECTRIC VEHICLES BE TEST DRIVEN BY THOSE WHO WILL RENT THEM OR PURCHASE THEM? ON RESIDENTIAL STREETS? ON PACIFIC COAST HWY?
5. WHERE WILL ELCTRIC VEHICLES BEING SERVICED/REPAIRED BE TEST DRIVEN?
6. WHERE WILL EMPLOYEES AND CUSTOMERS PARK? THE PARKING AREA FOR THE BUIDLING IS IN THE BACK OF THE PROPERTY. IT IS DIFFICULT TO ACCESS AND LOCATE THE PARKING AREA DUE TO IT BEING HIDDEN

BETWEEN TWO PROPERTIES AND ACCESSED THROUGH AN ALLEY WAY ADJACENT TO ANOTHER PARKING LOT BELONGING TO A NEIGHBOR. MANEUVERABILITY WITHIN THE BUILDINGS PARKING AREA IS ALSO DIFFICULT WITH LIMITED TURNING RADIUS. CUSTOMERS AND EMPLOYEES WILL MOSTLY NEED TO BACK OUT OF THE PARKING AREA WHICH IS USUALLY VERY BUSY WITH CUSTOMERS OF LEARNED LUMBER, THEIR TRUCKS, SEMI TRUCKS DOING DELIVERIES AND PURCHASES. THERE IS **NO** PARKING ON PACIFIC COAST HWY BETWEEN 3PM AND 7PM. I SEE PROBLEMS WITH ELECTRIC VEHICLE DROP OFFS, PICK UPS, AND CUSTOMERS COMING & LEAVING THIS LOCATION. EXITING OUT OF THE FRONT OF THE BUILDING ONTO PACIFIC COAST HWY DURING THE HOURS OF 3PM TO 7PM MAKES IT DANGEROUS WHEN CAR TRAFFIC IS MOVING AT FULL SPEED ON **ALL 3** OF THE SOUTHBOUND PACIFIC COAST HWY LANES.

I'M ALSO CONCERNED ABOUT CUSTOMERS POSSIBLY BEING EXCITED ABOUT RENTING A FUN ELECTRIC VEHICLE AND DRIVING UP AND DOWN THE RESIDENTIAL STREETS WITH CARELESSNESS AND DISREGARD FOR PUBLIC SAFETY.

I ASK THE PLANNING COMMISSION TO STUDY AND MAKE THE CORRECT DECISION WHILE TAKING PUBLIC SAFETY, PEDESTRIAN WALKWAYS, AND PARKING ISSUES INTO CONSIDERATION BEFORE MAKING A DECISION ON APPROVING THIS CONDITIONAL USE PERMIT.

THANK YOU







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