

Operational Plan  
For  
Import Auto Center, Inc.  
2621 Skyway Drive

The property owner, Hieu Van Ha operates his business, Import Auto Center, Inc. at 6221 Skyway drive. Mr. Ha currently operates his business under a current C.O. for an Auto Body Paint and Repair business. The business normal operating hours are Monday through Saturday from 8:00 a.m. to 6:00 p.m. Business is conducted with and through referrals and walk-in customers. Work focus is passenger cars and trucks. Although not the current focus of the business, the Owner does also buy car(s) with body damage for repair and sale usually for a specific customer who has already agreed to buy the repaired vehicle. Owner does have a vehicle dealer license. This request for a S.U.P. for this location is to enable the sale of said vehicles from this location.

The Owner is the sole employee of the business. The collision repair business operates entirely indoors, within 7,900 sqft of the building's total 12,250 sqft. The front section of the building (1,225 sqft) is an air-conditioned office space and is Owner occupied. This area is used for limited administrative functions and is currently used mainly for storage. The 4,850 sqft section of the building is the main operating area for the collision repair business. This area contains working room for 4 to 6 cars in various stages of repair. Painting operations for repaired vehicles is totally contained within the rear 1,825 sqft building section.

The Owner has sub-let a portion of the building, 4,375 sqft section of the building to an auto repair business. The business Owner, Mr. Clement Onyamo is an auto mechanic and is the sole operator and is the only employee of Destiny Auto Repair. The business normal operating hours are Monday through Saturday from 8:00 a.m. to 6:00 p.m. The current business C.O. is for Auto Repair. Work focus is passenger cars and trucks. Business is conducted mainly and through referrals although walk-in customers are welcome. All the mechanical worked performed is within the building. There is room for up to 10 vehicles in various stages of repair to be housed within the leased space. Waste fluids are moderate and disposed of properly on a regular basis by a licensed oil disposal company.

The remainder of the building, 1,200 sqft, is maintained by the Owner although it is not used in the normal operations of Import Auto Center.

**Parking and access:**

The site contains 16 secured parking spaces behind locking gate. There are also 10 spaces in front of the site fenced area. These spaces are available for customers, the 2 business operators and up to 3 for auto display. Because of the limited number of workers, ample building interior space used for vehicle repairs, current parking space available is adequate for the current operations.

- No inoperable vehicles are stored outside.
- There is space for up to 10 vehicles inside portion of the building used by Import Auto Center and up to 8 vehicles within the building space used by Destiny Auto Repair.