

**From:** Alexis Oropeza  
**Sent:** Monday, June 13, 2022 9:24 AM  
**To:** CityClerk <CityClerk@longbeach.gov>  
**Subject:** 5005 Long Beach Blvd.

Would you please make sure the attached letter is uploaded as late communication and routed to the City Council for agenda item H-22?

Thank you,  
Alexis Oropeza



# LONG BEACH UNIFIED SCHOOL DISTRICT

SERVING LONG BEACH, LAKEWOOD, SIGNAL HILL AND AVALON

## OFFICE OF THE SUPERINTENDENT

1515 Hughes Way ♦ Long Beach, California 90810 ♦ (562) 997-8242

June 2, 2022

Alexis Oropeza, Current Planning Officer  
Long Beach Development Services / Planning Bureau  
411 West Ocean Blvd., 3<sup>rd</sup> Floor  
Long Beach, CA 90802

*via email: [Alexis.Oropeza@longbeach.gov](mailto:Alexis.Oropeza@longbeach.gov)*

RE: Appeal (APL22-003) of the Planning Commission's 3/17/22 Decision to Deny a Conditional Use Permit for Proposed Car Wash at 5005 Long Beach Blvd., Long Beach, CA

Dear Ms. Oropeza,

Thank you for notifying the Long Beach Unified School District ("District") of the upcoming applicant's appeal of the City of Long Beach ("City") Planning Commission's denial of a Conditional Use Permit for the proposed car wash at 5005 Long Beach Blvd. This proposed project is located directly adjacent to Dooley Elementary School.

On August 24, 2021, the District submitted a comment letter outlining the following health and safety concerns regarding this project:

There would be virtually no separation between the car wash and the school's students. The proposed car wash building would be 22'-6" high and a foot away from the school's playfield and playground equipment. Only an existing 9' wall would separate the car wash building from young students playing on the yard.

The proposed car wash will intensify vehicle use next to the school. As such, the car wash will intensify pollutant exposure for students already in a pollution burdened area.

The school currently experiences high noise levels due to its location at a busy intersection. The proposed car wash will only elevate the noise level for the school with negative impacts to health and student learning.

The total number of vehicle trips generated by the proposed car wash will create undue safety hazards for students. Sight lines between motorists and students will be degraded by queued vehicles that are in close proximity to students walking, biking, or skateboarding to and from school.

Since the submission of its letter, the District has met with the applicant to no avail. Additionally, in reviewing the applicant's appeal, the applicant fails to identify or prove any errors in the Planning Commission's findings and decision. Accordingly, the District respectfully requests that City Council uphold the Planning Commission's decision and deny the applicant's appeal.

We appreciate the opportunity to restate our ongoing concerns for the City Council's consideration. If there are any questions or any other information needed, please do not hesitate to contact Tracy Nishihira of the District's Facilities Development and Planning Branch at (562) 997-7550.

Sincerely,

Jill Baker, Ed.D.  
Superintendent of Schools  
Long Beach Unified School District

cc: Yumi Takahashi  
Alan Reising  
David Miranda