

Star Express Car Wash

1911 E. Pacific Coast Highway

Long Beach, CA 90806

Project Satisfies All CUP Requirements and Should Be Approved

- Project is consistent with the General Plan and all zoning regulations.
- Project will not be detrimental to the surrounding community
- Project is in compliance with all Special Conditions for CUPs.
- MND determined that Project will have less than significant impacts after mitigation in all CEQA topics including, among others, Land Use, Noise, Air Quality.

Existing Site Photos



Project Replaces Nuisance Business

- Project cleans up and removes a nuisance business that operates until 2:00 am on most nights.
- Existing use replaced with a clean, state-of-the-art car wash use that operates during the day.
- Project includes attractive landscaping, pedestrian amenities, lighting and security.
- Project has immediate public safety benefits to improve the quality of life for this community.

Proposed Project: A Catalyst for Future Development

- **New, Modern and Attractive Building.** The new car wash will vastly improve the site by replacing the existing 1967 structure with a new attractive use. This is a \$7.5 million investment into area that has not seen significant investment in 30+ years.
- **Improved Public Safety.** New site layout with one-way directional flow will vastly improved the confusing and dangerous access options today. The project will provide night lighting and 24/7 security by a professional security firm.
- **Improved Landscaping.** The existing site is currently without any landscaping. New, extensive landscaping throughout will provide approximately 2,626 square feet of landscape area.



View from corner of Gardenia Ave/Pacific Coast Highway

Example Car Washes in Long Beach



595 Pacific Coast Highway



2302 E. Pacific Coast Highway

Project Incorporates State-of-the-Art Water-Saving and Sustainability Features

- Typical Hand Wash: Up to **140 gallons** per car
- Typical Coin Car Wash: Up to **100 gallons** per car
- Proposed Project: **2.25 net gallons** per car (15 gallons with state-of-the-art reclaimed water system that captures up to 85% recycled water)



Before



After



View from Pacific Coast Highway

Existing Site is in a Commercial, Transit Corridor



Existing Site and Market Conditions

- **Extremely Blighted Conditions**: Economist Dr. Kleinhenz and former City Manager Pat West found that the area is extremely blighted and has been that way for the past 30+ years.
- **Serious Crime and Public Safety Issues From Existing Use**: The site is a magnet for crime. Between 2016-2022, there were 43 calls for service, which involved violent crimes, battery, assault, vandalism, robbery, vehicle theft, and potential dead bodies. Most crimes were related to the existing use on the site, which is a nightclub, bar and restaurant with alcohol and live entertainment uses. The nightclub/bar operates until 2AM, and the restaurant operates 24/7. The public safety issues relating to the existing nightclub represent nuisance conditions.
- **Existing Site Has Not Changed for 30+ Years and Lacks Lighting, Security and Pedestrian Amenities**: The existing site and surrounding areas have received little to no investment and improvement for 30+ years. Additional safety issues arise from the complete lack of lighting or security on the site.
- **Market Conditions Do Not Support Residential Use At This Site**: Dr. Kleinhenz and Pat West concluded that site is not viable for residential uses at this time and likely for next 10 years. Also, site is in a heavily-trafficked transit and commercial corridor that reduces residential potential. Other sites in Long Beach are more likely candidates for residential redevelopment in the next 5-10 years. Affordable housing developers have reviewed the site and stated in no uncertain terms that the site is not currently viable for residential development.

Economic Impact

- Economic impact study conducted by Dr. Robert Kleinhenz and Pat West determined the following:
 - 25-45 construction jobs
 - 10 car wash employees
 - Up to 145 indirect jobs
 - Removal of blight will revitalize business corridor
 - Aligns with City of Long Beach Economic Development goals

“[The Star Express Car Wash] will... promote economic inclusion, encourage new business attraction and real estate development, and improve the quality of life for residents.”

- *Dr. Robert Kleinhenz, Economist*



Before



After



View from Pacific Coast Highway

Outreach and Community Benefits

Applicant is committed to working with the City of Long Beach and the surrounding community and has identified the following benefits to implement as a part of the Project:

- Work with Pacific Gateway Workforce to (1) ensure employees at the existing restaurant, nightclub and bar use will have the opportunity to apply for Project jobs, and (2) guarantee local residents are offered preference for Project jobs.
- Financial commitment to Transformational Living Homes to support homeless and stable housing.
- Security and safety enhancements for the Chittick Field area and other community sites.
- Partnership with the Toa Foundation to support youth football programs at Chittick Field.
- Parking accommodations for the adjacent Buddhist Temple, outside of project operating hours

Thank You

