

From: Steve Gerhardt [mailto:steve@walklongbeach.org]
Sent: Monday, January 23, 2023 12:07 PM
To: Council District 6 <District6@longbeach.gov>
Cc: CityClerk <CityClerk@longbeach.gov>
Subject: Say No to the Carwash on PCH - Item 23-0074

-EXTERNAL-

Hello Councilwoman Saro,

I submitted the attached e-comment to the agenda for the Council meeting on Tuesday, and also wanted to forward it directly to you. The carwash proposed on PCH is a bad project. It is obvious from the language in the Planning Commission staff report that Development Services staff thinks this project should not be approved. LBDS voicing such strong opposition is both uncommon and most welcome when the project is clearly not in the best interests of the City. Listen to your land use professionals.

The applicant has every right to ask for a decision on their proposal, including appealing the decision to City Council, and the City Council has every right to say "no, bring us a project that would be more of an asset to the Community." As part of the CBO team that has been conducting the community outreach for the Zone In: City Core (ZICC) rezoning project for well over a year now, I can tell you that the Community wants and deserves a better project at this location.

Please vote no on this project, both the CUP for the carwash land use and the proposed zone change for the site. Encourage your City Council peers to do the same. Let the ZICC zoning regulations that community members in your district have been heavily involved in crafting dictate what happens on this property.

Thank you for your consideration.

Steve Gerhardt, AICP [he/him]

Executive Director

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Steve Gerhardt at January 21, 2023 at 9:29pm PST

This is a bad project. How do I know? The staff, the Planning Commission and most importantly the Community have all said multiple times and multiple ways for more than 3 years that an automated carwash is not a productive or welcome land use in this location. Deny the CUP and kill this project once and for all.

Changing the zoning now, with the Zone In: City Core district-wide rezoning project coming soon, is also a bad idea. The proposed zone change will be overwritten in a matter of months. And how is this not illegal spot zoning, to change the zoning in just this one location? Please say no to this lowest common denominator project and unnecessary rezoning.

Let's build something better here! Thank you.

Steve Gerhardt, AICP (<<professional urban planner), Executive Director, Walk Long Beach