

From: [REDACTED]
To: [Alexis Oropeza](#); [Jorge Ramirez](#)
Cc: [REDACTED]
Subject: Proposed carwash at 5005 Long Beach, Long Beach
Date: Monday, September 21, 2020 4:34:37 PM

-EXTERNAL-

Good afternoon Jorge,
Please see email below in support of our project. We have provided the information that was supplied to you to Ms. Chiles and we received the email below.
Look forward to your supportive staff report.
Sincerely,

Ahmad Ghaderi
A & S Engineering, Inc.
28405 Sand Canyon Road, suite "B"
Canyon Country, CA., 91387
Ph: 661-250-9300
FX: 661-250-9333

From: Nicole Howton Chiles [REDACTED]
Sent: Monday, September 21, 2020 3:25 PM
To: Ahmad Ghaderi [REDACTED]
Subject: Re: [EXTERNAL] Proposed carwash at 5005 Long Beach, Long Beach

Thank you for sharing with me the details of your project. All of my questions were answered and I have no concerns that this car wash will interfere with our learning environment.
Thank you again.
I wish you all the best.

NICOLE

Nicole Howton Chiles, Principal
Dooley Elementary School
5075 Long Beach Blvd.
Long Beach, CA 90805
(562) 428-7274

"Education is the most powerful weapon we can use to change the world." ~ Nelson Mandela

Alexis Oropeza

Subject: FW: 5005 Long Beach Blvd. & 6090 Long Beach Blvd.

From: Tracy Nishihira [REDACTED]
Sent: Monday, May 24, 2021 10:23 AM
To: Alexis Oropeza <Alexis.Oropeza@longbeach.gov>
Cc: ALAN REISING [REDACTED] David Miranda [REDACTED]
Subject: RE: 5005 Long Beach Blvd. & 6090 Long Beach Blvd.

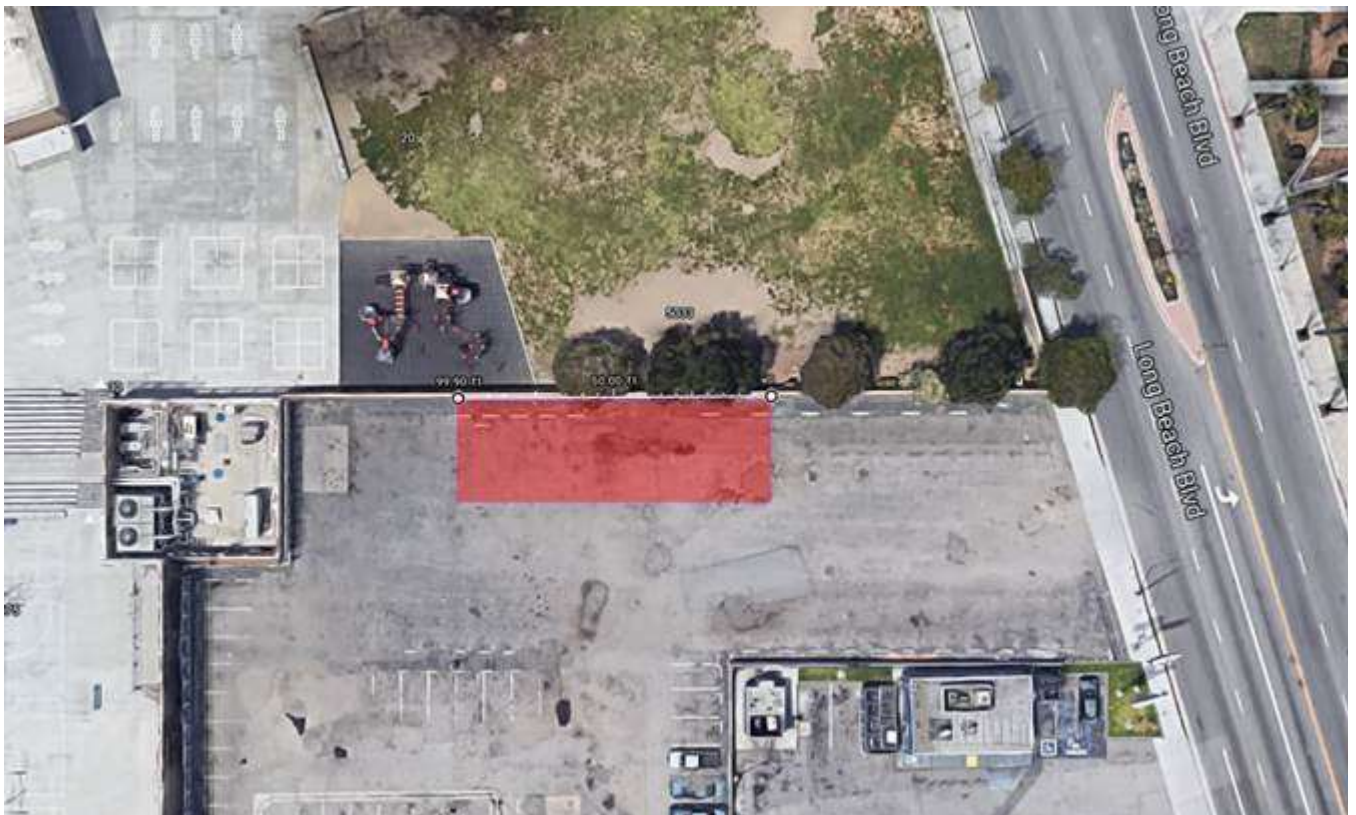
-EXTERNAL-

Good morning Alexis,

I appreciate your patience as the District reviewed the documents provided by the City for these projects.

Based upon our preliminary evaluation of the project exhibits provided for the proposed car wash at 5005 Long Beach Blvd., we have the following concerns:

- District concurs with the City's finding that the existing wall is not an adequate buffer between incompatible uses and that project will expose students to elevated levels of noise and air pollutants, particularly due to proximity of the 22'-6" tall building to the only play field and apparatus available to 1st-5th grade students on the Dooley ES school site. The proposed structure would only be 1'-1" away from the 9'-0" high wall separating the two lots. The project documents do not illustrate the proximity but is roughly shown here:



- Applicant's assessment of noise levels in relation to school building location is not adequate. Play areas need to be taken into consideration also. District concurs with City that students at Dooley already experience higher levels of noise and pollution during recess that will be further impacted by the project.
- Construction will impact the Dooley ES site as it is not reasonable to expect that the construction of the building on the north side can be completed within 1'-1" of space. Potential impact to trees along the north property line also.
- Detailed peer review is necessary to applicant's Air Quality Study and Greenhouse Gas study to ensure emission factors/modeling used are adequate and vehicle and equipment detail/usages are accurate to confirm impacts as less than significant. Study is based on 600 trips per day which is 25% less than trips noted in applicant's Traffic Impact Analysis.
- District concurs with City finding that traffic, particularly during peak hours, would conflict with the pedestrian path creating safety hazards.

Until further analysis is completed and items of concern resolved, District fully concurs with City's recommendation to deny the project permit.

Thank you,



Tracy Nishihira, AIA
Interim Planning Administrator
Long Beach USD – Facilities Development & Planning

Email: tnishihira@lbschools.net
Phone: 562-997-7550 | Cell: [REDACTED]

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From: Alexis Oropeza
To: Patricia DeBordelle
Subject: FW: 5005 Long Beach Blvd. & 6090 Long Beach Blvd.
Date: Wednesday, June 30, 2021 11:33:00 AM
Attachments: jmao007.png
jmao008.png
jmao009.png
jmao010.png
jmao011.png
jmao012.png
jmao013.png

Alexis Oropeza
Current Planning Officer

Long Beach Development Services | Planning Bureau
T 562.570.6413 F 562.570.6068
411 West Ocean Blvd., 3rd Floor | Long Beach, CA 90802
Alexis.Oropeza@longbeach.gov | www.lbds.info



From: Tracy Nishihira <TNishihira@lbschools.net>
Sent: Monday, June 7, 2021 11:25 AM
To: Alexis Oropeza <Alexis.Oropeza@longbeach.gov>
Cc: ALAN REISING <AReising@lbschools.net>; David Miranda <DMiranda1@lbschools.net>
Subject: RE: 5005 Long Beach Blvd. & 6090 Long Beach Blvd.

EXTERNAL

Good morning Alexis,

That is correct. The revised studies do not address these concerns.

Thank you,



Tracy Nishihira, AIA
Interim Planning Administrator
Long Beach USD – Facilities Development & Planning
Email: tnishihira@lbschools.net
Phone: 562-997-7550 | Cell: [REDACTED]

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From: Alexis Oropeza [<mailto:Alexis.Oropeza@longbeach.gov>]
Sent: Monday, June 07, 2021 9:25 AM
To: Tracy Nishihira <TNishihira@lbschools.net>
Cc: ALAN REISING <AReising@lbschools.net>; David Miranda <DMiranda1@lbschools.net>
Subject: RE: 5005 Long Beach Blvd. & 6090 Long Beach Blvd.

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Hi Tracy,

I wanted to clarify that the comments provided from the school district remain even based on the revised studies that were attached to my email.

Thank you,

Alexis Oropeza
Current Planning Officer

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Alexis.Oropeza@longbeach.gov | www.lbds.info



From: Tracy Nishihira <TNishihira@lbschools.net>
Sent: Monday, May 24, 2021 10:23 AM
To: Alexis Oropeza <Alexis.Oropeza@longbeach.gov>
Cc: ALAN REISING <AReising@lbschools.net>; David Miranda <DMiranda1@lbschools.net>
Subject: RE: 5005 Long Beach Blvd. & 6090 Long Beach Blvd.

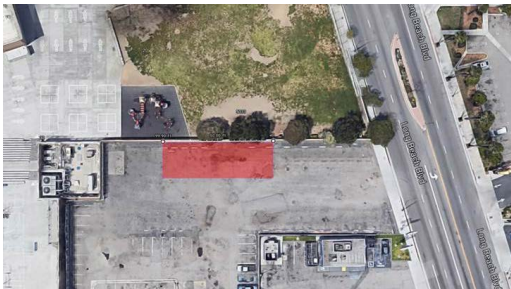
EXTERNAL

Good morning Alexis,

I appreciate your patience as the District reviewed the documents provided by the City for these projects.

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- District concurs with City finding that traffic, particularly during peak hours, would conflict with the pedestrian path creating safety hazards.

Until further analysis is completed and items of concern resolved, District fully concurs with City's recommendation to deny the project permit.

Thank you,



Tracy Nishihira, AIA
Interim Planning Administrator
Long Beach USD – Facilities Development & Planning
Email: tnishihira@lbschools.net
Phone: 562-997-7550 | Cell: [REDACTED]

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From: Tracy Nishihira
Sent: Monday, May 17, 2021 4:39 PM
To: [Alexis Oropeza@longbeach.gov](mailto:Alexis.Oropeza@longbeach.gov)
Cc: ALAN REISING <AReising@lbschools.net>; David Miranda <DMiranda1@lbschools.net>
Subject: RE: 5005 Long Beach Blvd. & 6090 Long Beach Blvd.

Good afternoon Alexis,

Thank you for the reminder...my apologies for not responding to your prior email. It was sent to my alternate email address and was buried amongst a slew of other emails. We will respond within the week.

Thanks again,

Tracy Nishihira, AIA
Planning PM / Interim Planning Administrator



Long Beach USD - Facilities Development & Planning Branch
2425 Webster Avenue
Long Beach, CA 90810
T: 562-997-7550
[REDACTED]
tnishihira@lbschools.net

www.lbschoolsbonds.net



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From: Alexis Oropeza [<mailto:Alexis.Oropeza@longbeach.gov>]
Sent: Monday, May 17, 2021 3:31 PM
To: ALAN REISING <AReising@lbschools.net>; TracyN@CapitalPM.com; David Miranda <DMiranda1@lbschools.net>
Subject: RE: 5005 Long Beach Blvd. & 6090 Long Beach Blvd.

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Hi All,

I am writing in follow up to find out if the District has any comments regarding the proposed car wash at 5005 Long Beach Blvd., located just south of Dooley Elementary School.

Additionally, I wanted to know if there were any specific conditions the district would like to see incorporated into the project at 6090 Long Beach Blvd, in the event that it is approved.

Sincerely,

Alexis Oropeza
Current Planning Officer

Long Beach Development Services I Planning Bureau
T 562.570.6413 F 562.570.6068
411 West Ocean Blvd., 3rd Floor | Long Beach, CA 90802
Alexis.Oropeza@longbeach.gov | www.lbds.info



From: Alexis Oropeza
Sent: Monday, April 26, 2021 11:01 AM
To: AReising@lbschools.net; TracyN@CapitalPM.com; DMiranda1@lbschools.net
Subject: 5005 Long Beach Blvd.

Hi All,

Thanks for the meeting this morning. In follow up I am sending you the background information on the car wash at 5005 Long Beach Blvd.

It was agendaized for the October 1st Planning Commission meeting with a recommendation for denial. The matter was continued at the applicant's request.

Planning Commission October 1st Agenda, See Agenda Item 8 here: <http://longbeach.legistar.com/View.ashx?M=A&ID=805961&GUID=56858738-BD7D-4D74-9A04-6460D1879744>

The following is a link to letter: <http://longbeach.legistar.com/View.ashx?M=F&ID=881155&GUID=09FAG8F4-0078-4A78-A1E5-8174D8DA846C>

Since October the applicant has updated the review of the traffic queuing and moved the pay station closer to the car wash tunnel. Attached is the updated study and site plan that the City is currently under review.

>
Please let us know if you have any comments on this on or before May 10th.

Thank you,

Alexis Oropeza
Current Planning Officer

Long Beach Development Services I Planning Bureau
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Alexis.Oropeza@longbeach.gov | www.lbds.info



To help balance the City's budget during this economic downturn, some services are closed on alternating Fridays for staff furloughs (unpaid time off). These furloughs affect many operations in all City Departments and help prevent significant service reductions to the community. To see a schedule of impacted service days, visit www.longbeach.gov/furlough. We appreciate your patience and understanding.

Heather Flores

From: Laurie C. Angel [REDACTED]
Sent: Tuesday, March 15, 2022 3:43 PM
To: PlanningCommissioners
Subject: Comments on March 17 Agenda item 1

-EXTERNAL-

Regarding the CUP for the proposed car wash at 5005 Long Beach Blvd. I have looked through the attachments and I see nothing that explains how cars exit the car wash onto the street. It looks as though the proposed use barely has any room at all to operate without encroaching on the adjacent vacant property (former Sizzler property).

You must consider how the proposed use will impact the ability of this adjacent (Sizzler) property to sell, and develop in the future. Truly, this is pretty poor land use for such an important corner. The property should be given better long term consideration for the promise of improved development. The car wash would undoubtedly adversely impact any decent development to the Sizzler property in the future.

It seems that a car wash is merely a last ditch effort to improve profits for the gas station at the expense of proper development for the area. There are car washes on other corners. How many car washes do you need at one intersection? How does a car wash impact water and sewage usage?

Also, since this is right next to a school, I am concerned about the noise, trash, dirt and water borne dirt that may make its way onto or near the Dooley School property.

Regards,

Laurie Angel
Jane Addams Neighborhood Association



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., 3rd Floor
Long Beach, CA 90802

via email: 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 ("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