



## Legislation Text

---

**File #:** 10-0461, **Version:** 1

---

Recommendation to receive supporting documentation into the record, conclude the hearing, deny the appeal of the Los Cerritos Improvement Association, Michael Kowal, John Deats and Sheldon Grossman, and uphold the decision of the City Planning Commission to approve a Conditional Use Permit for the construction of a 765-square-foot attached self-service automated car wash at an existing gas station and mini-market located at 3401 Long Beach Boulevard within the Community Commercial Automobile-Oriented zone. (District 8)

On March 18, 2010, the Planning Commission voted to approve a Conditional Use Permit to allow the construction of a 765-square-foot attached self-service automated car wash at an existing gas station and mini-market located within the Community Commercial Automobile-Oriented zone. After listening to the public testimony and receiving written documentation (Exhibit A- letters), both in favor and in opposition, the Planning Commission approval included the following conditions:

- Applicant to provide a yearly noise study showing compliance to the City's Noise Ordinance Section 8.80.160.
- Installation of dense landscape along an existing eight-foot-high fence abutting the residential properties.
- Installation of a water-recycling component for the car wash use.
- Hours of operation from 7:00 a.m. to 8:00 p.m.

The applicant agreed to the conditions. In addition, prior to the public hearing, the applicant provided details on the noise emissions of the proposed equipment, which indicated compliance with the City's noise ordinance (Exhibit B - Noise Emissions Report).

On March 29, 2010, the Department of Development Services received two applications to appeal the decision of the Planning Commission, opposing the project for concerns related to the quality of life and operational concerns (Exhibit C- Applications for Appeal).

The proposed car wash will utilize the existing drive-through lane formerly used by Louisiana Fried Chicken, which closed in June 2008. The original development at the site was intended for a gas station and convenience store with a fast-food drive-through restaurant conditionally approved on May 31, 1998. The self-service automated car wash complies with both the intent of the General Plan and the Zoning Regulations, as this service type use is appropriate in LUD #8 and the CCA zone with a Conditional Use Permit.

With the recommended Conditions of Approval, no adverse effects are expected as a result of the self-service car wash. Therefore, staff recommends that the City Council uphold the decision of the Planning Commission to conditionally approve the request for a Conditional Use Permit based on the positive findings made as indicated in the attached documents (Exhibit D- Planning Commission staff report).

This letter was reviewed by Assistant City Attorney Michael J. Mais on April 9, 2010 and by Budget and Performance Management Bureau Manager David Wodynski on April 20, 2010.

The Municipal Code requires City Council action within 60 days of receiving an application for appeal, which was received on March 29, 2010.

There will be no fiscal impact as a result of the recommendation, and this action will have no job impact.

Approve recommendation.

REGINALD I HARRISON  
INTERIM DIRECTOR OF DEVELOPMENT SERVICES

NAME  
TITLE

APPROVED:

\_\_\_\_\_  
PATRICK H. WEST  
CITY MANAGER