

CITY OF LONG BEACH

H-1

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 4th Floor Long Beach, CA 90802 (562) 570-5237 Fax: (562) 570-6205

May 4, 2010

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Receive the supporting documentation into the record, conclude the public hearing, deny the appeal 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)

DISCUSSION

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

HONORABLE MAYOR AND CITY COUNCIL

May 4, 2010

Page 2 of 2

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.

TIMING CONSIDERATIONS

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

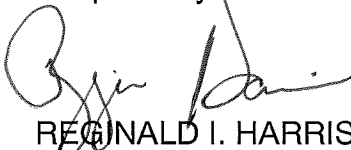
FISCAL IMPACT

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

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



REGINALD I. HARRISON
INTERIM DIRECTOR OF DEVELOPMENT SERVICES

RH:DB:MM

P:\Planning\City Council Items (Pending)\Council Letters\2010-05-06\CC 3401 LB Blvd

Attachments: Exhibit A- Letters
Exhibit B- Noise Emission Report
Exhibit C- Application for Appeal
Exhibit D- Planning Commission Staff Report

APPROVED:



PATRICK H. WEST
CITY MANAGER

March 13, 2010

RE: New Drive-thru Self Serve Car Wash

ARCO AM-PM station (Corner of Long Beach Blvd & Wardlow Rd)
3401 Long Beach Blvd
Long Beach, CA 90807

Dear Resident,

The market area within a 1 mile radius currently does not have a self-serve car wash within a fueling station. This type of car wash offers convenience, quick service and is economically priced compared to full service type car washes. We wish to offer the community another choice for car washes.

We are pleased to have received a conditional use permit from the City of Long Beach to develop this location with the car wash to be installed directly behind the store building (formerly the drive-thru for the quick serve restaurant).


We are reaching out for community support of this project as we value the opinions of residents in the community. If you support this development to install drive-thru car wash, please provide your address and signature to indicate your support.

Comments: My only concern is the noise level it will produce. I request that Arco would add a barrier to limit the noise.

Resident Name: Ferdinand Miclat

3422 Locust Ave +

Long Beach, CA 90807

Resident Sign: 

With greatest appreciation,
Thank you
Management of Long Beach ARCO AM-PM

March 13, 2010

RE: New Drive-thru Self Serve Car Wash

ARCO AM-PM station (Corner of Long Beach Blvd & Wardlow Rd)
3401 Long Beach Blvd
Long Beach, CA 90807

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Comments: THE AREA IS COMMERCIALY ZONED. I FEEL LIKE THEY SHOULD
BE ABLE TO DO BUSINESS THE WAY THEY WANT TO AS LONG AS IT IS
NOT ILLEGAL OR DEGRADING.

Resident Name: RONNEL AGLIAM

170 E. 35TH ST., LONG BEACH, CA 90807

Long Beach, CA 90807

Resident Sign: Rommel L. Aglian

With greatest appreciation,

Thank you

Management of Long Beach ARCO AM-PM

March 13, 2010

RE: New Drive-thru Self Serve Car Wash

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Long Beach, CA 90807

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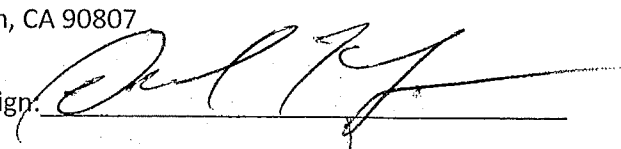
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Comments: Please give us a car wash

Resident Name: DAN LAWANAN
3501 LOCUST

Long Beach, CA 90807
Resident Sign: 

With greatest appreciation,
Thank you
Management of Long Beach ARCO AM-PM

March 13, 2010

RE: New Drive-thru Self Serve Car Wash

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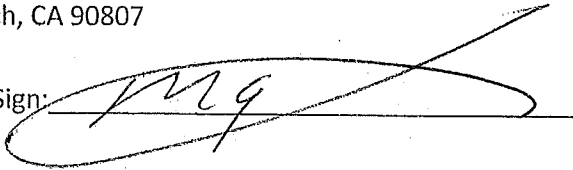
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Comments: QUOTE: "WOULD LOVE IT"

Resident Name: MARK SWANSON
3618 N. Westw Pl.

Long Beach, CA 90807

Resident Sign: 

With greatest appreciation,
Thank you
Management of Long Beach ARCO AM-PM

March 13, 2010

RE: New Drive-thru Self Serve Car Wash

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Comments: _____

Resident Name: M D A MANO

3451-LOCUST AVE 90807

Long Beach, CA 90807

Resident Sign: Maria Delacruz

With greatest appreciation,

Thank you

Management of Long Beach ARCO AM-PM

March 13, 2010

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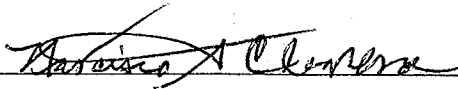
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Comments: _____

Resident Name: NARCISO A CLEMENA

3401 LOCUST AVE

Long Beach, CA 90807

Resident Sign: 

With greatest appreciation,
Thank you
Management of Long Beach ARCO AM-PM

March 13, 2010

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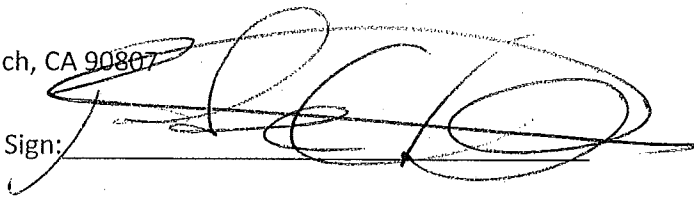
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Comments: _____

Resident Name: PETER CHAI NG

3443 LOCUST AVE

Long Beach, CA 90807

Resident Sign: 

With greatest appreciation,
Thank you
Management of Long Beach ARCO AM-PM

March 13, 2010

RE: New Drive-thru Self Serve Car Wash

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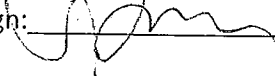
Comments: _____

LENARD

Resident Name: LEONARD BEPULUP

3551 LOCUST AVE LONG BEACH CA 90807

Long Beach, CA 90807

Resident Sign: 

With greatest appreciation,
Thank you
Management of Long Beach ARCO AM-PM

March 13, 2010

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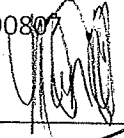
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Comments: _____

Resident Name: Nancy Ly
3555 Locust Ave.

Long Beach, CA 90807
Resident Sign:  _____

With greatest appreciation,
Thank you
Management of Long Beach ARCO AM-PM

March 13, 2010

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Comments: _____

Resident Name: Robert Morris

3500 N. Weston Place

Long Beach, CA 90807

Resident Sign: Robert Morris

With greatest appreciation,
Thank you
Management of Long Beach ARCO AM-PM

March 13, 2010

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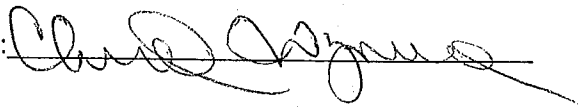
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Comments: _____

Resident Name: Charlene Wynna
3530 N Weston Place

Long Beach, CA 90807

Resident Sign: 

With greatest appreciation,
Thank you
Management of Long Beach ARCO AM-PM

March 13, 2010

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Comments: _____

Resident Name: Vicky Gerales
Vicky J. Gerales
133 E. 35th St.

Long Beach, CA 90807

Resident Sign: Vicky J. Gerales

With greatest appreciation,

Thank you

Management of Long Beach ARCO AM-PM

March 13, 2010

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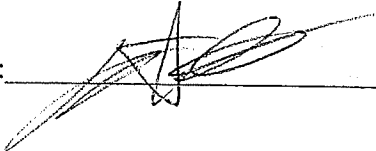
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Comments: _____

Resident Name: Jason Stabile

135 E 35th St 90807

Long Beach, CA 90807

Resident Sign:  _____

With greatest appreciation,
Thank you
Management of Long Beach ARCO AM-PM

March 13, 2010

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Comments: _____

Resident Name: Ana Gutierrez

3711 Weston Pl LB 90807

Long Beach, CA 90807

Resident Sign: Ana Gutierrez

With greatest appreciation,
Thank you
Management of Long Beach ARCO AM-PM

March 13, 2010

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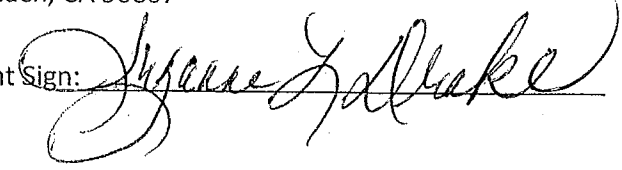
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Comments: _____

Resident Name: SUZANNE DRAKE
3712 WESTON PLACE

Long Beach, CA 90807

Resident Sign: 

With greatest appreciation,
Thank you
Management of Long Beach ARCO AM-PM

March 13, 2010

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Comments: _____

Resident Name: KEIKO TOMA
3703 WESTON

Long Beach, CA 90807

Resident Sign: Keiko Toma

With greatest appreciation,
Thank you
Management of Long Beach ARCO AM-PM

March 13, 2010

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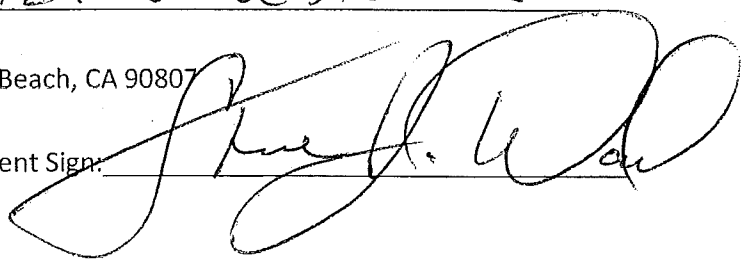
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Comments: _____

Resident Name: Stevie Ward

3727 N. WESTON PL

Long Beach, CA 90807

Resident Sign: 

With greatest appreciation,
Thank you
Management of Long Beach ARCO AM-PM

March 13, 2010

RE: New Drive-thru Self Serve Car Wash

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Comments: Seema HORN
373

Resident Name: SEEMA HORN
3730 WESTON PL

Long Beach, CA 90807

Resident Sign: Seema Horn

With greatest appreciation,
Thank you
Management of Long Beach ARCO AM-PM




"Joseph V Hoffman"
<joseph@ecltd.us>

03/23/2010 02:25 PM

To <councildistrict8@longbeach.gov>,
<rae.gabelich@longbeach.gov>
cc <monica.mendoza@longbeach.gov>,
<derek.burnham@longbeach.gov>

bcc

Subject LB Application 0912-05 car Wash - ARCO AM-PM, 3401
Long Beach Blvd

History:  This message has been forwarded.

RE: CUP Application 0912-05 - ARCO AM-PM, 3401 Long Beach Blvd

Dear Councilwoman Rae Gabelich,

I'm writing you directly due to my concern of a possible appeal of the Planning Commission's decision of the subject application from a prominent community member who opposes many projects brought forth within our community. After the hearing, there was a gentlemen outside that spoke to the business owner and his architect stating that Mike Kowal would appeal the Commission decision. I overheard the conversation as I was near them talking to John N. On the few occasions I've seen Mr. Mike Kowal speak at community hearings, he has not supported development that I feel in some cases would actually help us. I've witnessed him team up with others that are the usual residents who are like minded to oppose business development on LB Blvd. In fairness, I hope you appreciate hearing from others in the community that are just as concerned but don't share the same objections to commercial development that remains on the LB business corridor. My approach to these issues has always been to gain understanding of both the businesses and community and then form an opinion. I support this car wash project after discussing it with the community and the business owner.

I attended the Planning Commission hearing for the subject project last Thursday, March 18. I'm not that active in community development hearings but have attended a couple of meetings for issues that were close enough to my home to consider the impact before. I live at 3722 N Weston Place, in your district and about 2.5 blocks from this ARCO gas station. In the past, I've heard some of my community members cite exaggerated negative comments about business development along Long Beach Blvd. A couple of years ago, one of my neighbors disapproved of the application for a parking structure for the high rise building at 3711 LB Blvd, noting "a sniper could use it to shoot at him." In another matter, I heard a person state that they didn't want Taco Bell at the NE corner of LB @ Wardlow because trash would end up at their house and they live near Pacific on 36th ST. Hearing these kinds of exaggerations raised my concern to see what would be stated against the proposed drive-through car wash so I attended to voice my support for it. I moved into this neighborhood in 1999, and knew that I was subject to LB Airport noise and the commercial corridor on LB Blvd so accepted it as parts of my community.

At the hearing, I recognized a couple of people that I have seen at community events/hearings before. First to address the Commission was Mike Kowal, who stated he was representing the Los Cerritos Improvement Association and the community. He further stated that the community did not want or need this proposed car wash and that it would be detrimental to property values. This is simply a misrepresentation of the community because I walked streets closest to this station to ask the residents what they thought about the project. I encountered 3 residents that opposed it and 18 that supported it with signing a petition indicating so that I handed over to the Commission at the hearing. I believe this

sufficiently refutes Mr. Kowal's comments because he stated "no one wanted it." I would also suggest that adding a car wash to this existing commercial property would have no impact to neighborhood property values because the ARCO station is already a commercial property in use for its intended purpose. I highly doubt Mr. Kowal would even mention the car wash at this station if he was selling a home in our neighborhood because the truth is that it would have no impact to residential concerns for his client base deep in Los Cerritos vs. those adjacent to the freeway that have limited buyers and would naturally have lower values due to their proximity to the highway noise. However, I would share that there are 3 homes at the south dead-end of Locust Ave that have backyards (west of ARCO property) adjacent to the dirt ally between their homes and this ARCO station. These homes should be the most important voices in the community regarding this project. I will say that they are very committed to buy a home this close to the 405 freeway and its daily noise. I couldn't do it myself. I visited all 3 residents to discuss their concerns and this project. It appears Mr. John Deats visited all 3 and testified to the Commission that all 3 opposed this project. Once again, this was a misrepresentation and inaccurate. One of my signed supporting petition's presented to the Commission was from the resident Mr. Ferdinand Miclat at 3422 Locust, one of the 3 homes closest to this site. Another one of these residents, John (don't know last name, but will call him John N to avoid confusion with Deats) at 3412 Locust actually attended the hearing and indicated that he was primarily concerned about potential noise affecting his backyard, since the front of his house was already over 80 db due to the 405 fwy. John N stated he measured sound levels using his own meter. So John N in fact, was also open to accept this car wash if noise reduction control was put in place. The business owner and his contractors provided plenty of information about how they would control the potential noise from the car wash operations. They shared that the actual noisy part was the turbine air dryer and how they would locate this is a separate room incased behind 8in block wall. They further shared that the expected sound level generated by this would be about 45 dbs. As a reference, the equipment manufacturer said a normal conversation between 2 people is done at about 65 dbs. I believe the building ordinance required the noise to be less than 50 dbs at certain distances. It appears the project will meet our code and **warrants the support our Planning Commission extended to it.** The one resident, Mrs. Finnell at 3432 Locust who opposed this project cited noise and "peeping toms" potentially peering into her backyard from the ARCO station. It's amusing because Mr. John Deats stated this potential issue when he testified at the hearing and also said the property wall was only 3ft tall. This is inaccurate because the wall is at least 5ft at the north end of the ARCO station where supposed people would peer at these homes, but now I know where Mrs. Finnell got the idea for concern from. In my book, that's just manipulating people without rational facts. I believe the project sufficiently mitigates the communities proper concern over noise. There's no need to appeal the Commission decision.

There were also comments about how busy the station is now and existing other car wash businesses in the area. There is no other self-serve, economical and quick car wash in our area, so we in fact could use this as an alternative to what's available today. Further, I testified that I still witness some of my neighbors washing their cars with open houses (about 4 gallons a minute according to yahoo research I did). What a waste when our city had communicated the need for water conservation repeatedly! I suggest this affordable and quick car wash may put an end to some of these water wasters. I was also pleased to hear that the commission heard ideas about water reclamation and suggested it to be adopted. The business owner agreed to install this equipment to recycle some of the water used at this car wash. Another positive benefit from the Commission hearing. As for how busy this station is now, it's an ARCO which is known for cheap gas so what do we expect? I don't use ARCO but I have seen this gas station closed up and out of busy a couple of times since living here. I don't think closed businesses

are good for the community so we should embrace the vitality of this station now.

I would like to share that I believe I'm the only resident who actually engaged the busy owner to learn what he was proposing and the community to actually hear their concerns. I wanted to present a factual and fair perspective at the Commission hearing. I was pleased to see the vote at the end receive 4 out of 5 to approve the staff recommendation of the CUP. The supporting staff, Planning Commissioners and majority of the community support this self-serve car wash addition to our community.

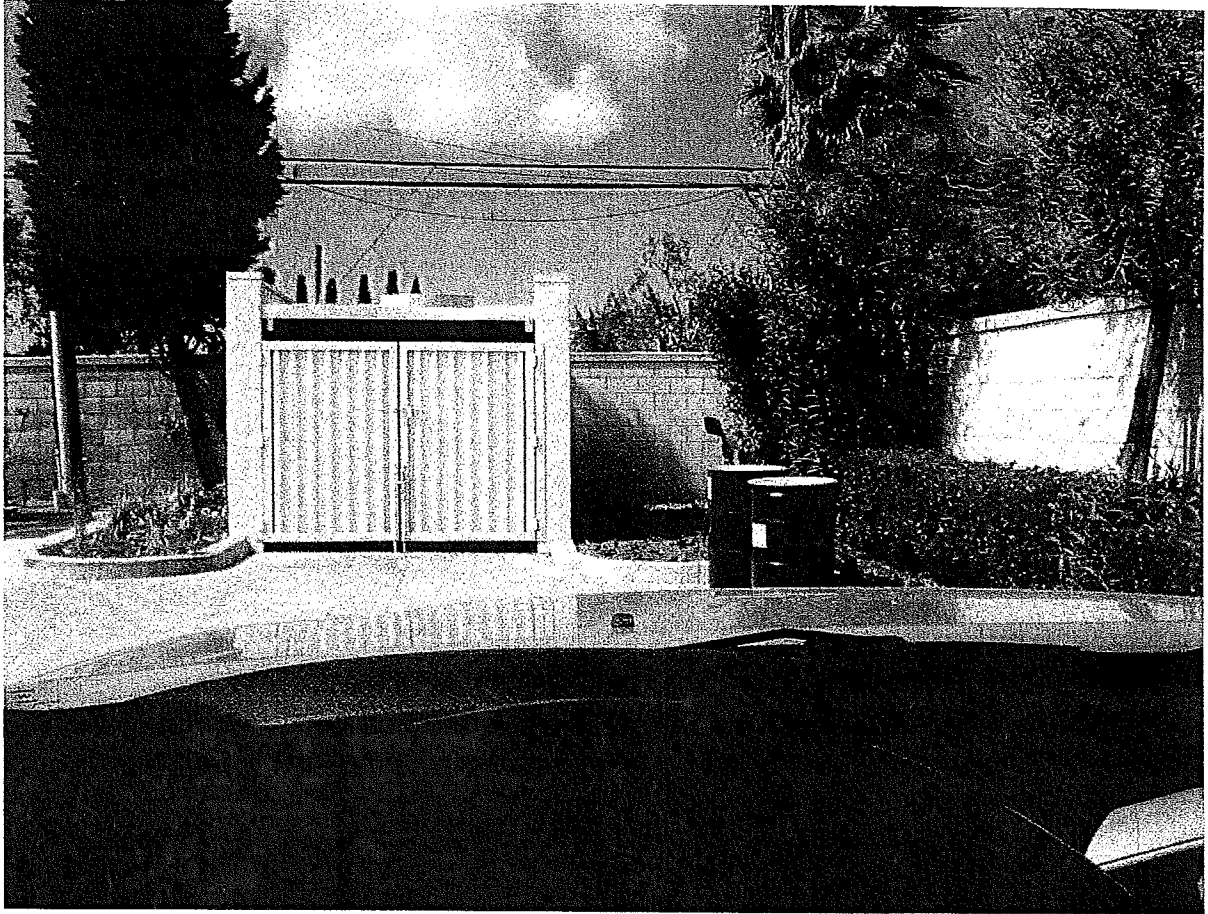
As I stated at the beginning, I'm writing today due to my concern about a potential appeal. I don't want our City to waste time to consider this appeal if such a thing is possible. While I have great respect for Mr. John Deats and his concern for our community, I disagree with his logic to oppose this project and strongly reject Mr. Kowal's arguments of impacting Los Cerritos property values. I'm sure you receive regular communications from both so are quite familiar with their usual positions regarding our community. I really don't know what their agenda is or if either may be friends with the owner of Bixby Car Wash who testified that the community didn't need this low cost alternative to his business. I can understand this as he would naturally want to protect his business from competition. I actually was a customer of Bixby Car Wash but don't have the time to spend 45 minutes to an hour for the service and then pay the cost plus tip. I'm sure this is a deterrent for many others in our community that would welcome a quick and cost effective alternative. Our community needs this self-serve car wash alternative so I hope you will support my request to not entertain an appeal of the Commission decision. I would also welcome a meeting with you, Mr. Deats and Mr. Kowal in needed to discuss this project and our community further. I want our community to thrive and the businesses that serve our community as well.

Thank you for your time and consideration. I'm copying all the email addresses I saw used by residents communicating about this project on the city agenda records.

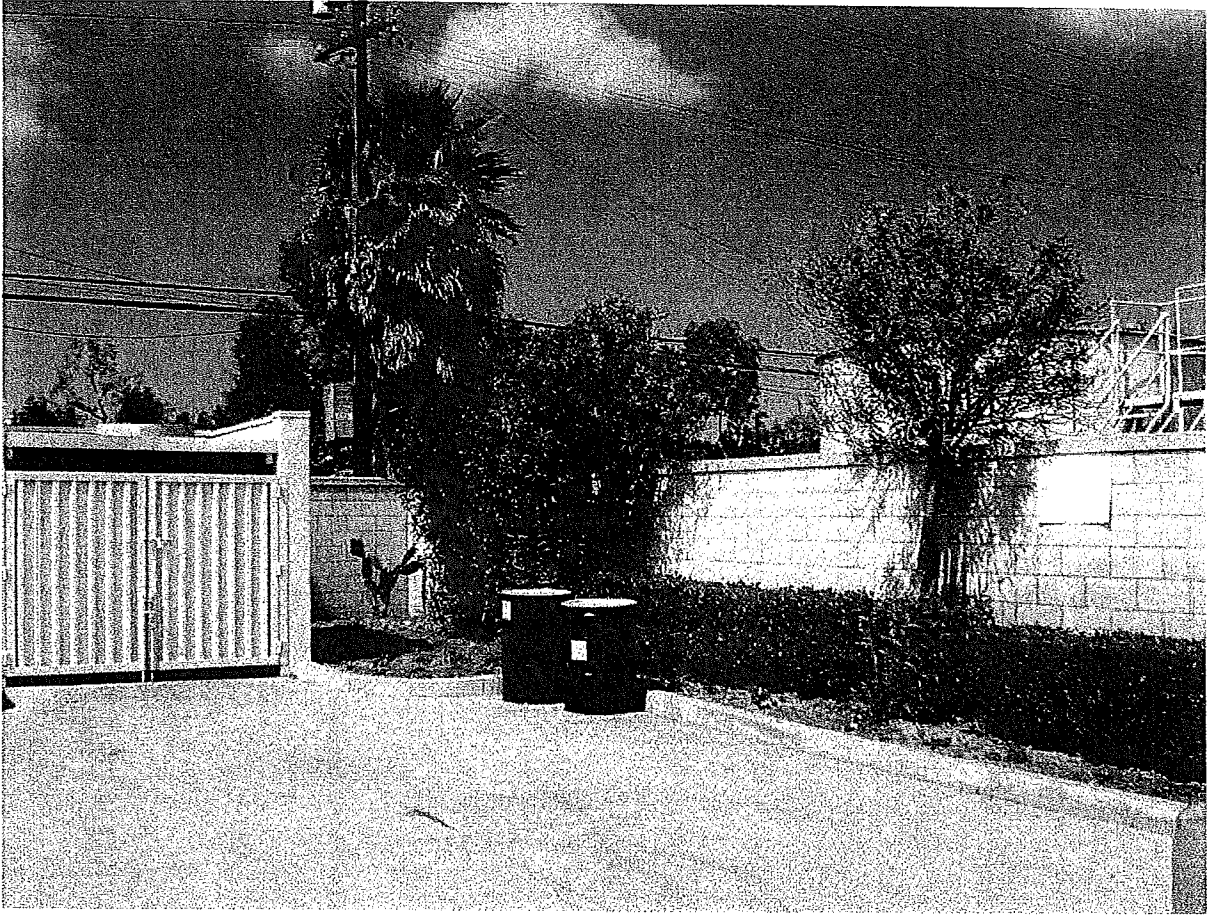
PS there were several positive comments written by the residents on the 18 supporting petitions I turned in. I don't know the vast majority of these residents as I only ventured into area closest to the project to discuss it with them for understanding of what local residents felt.

Kind regards,

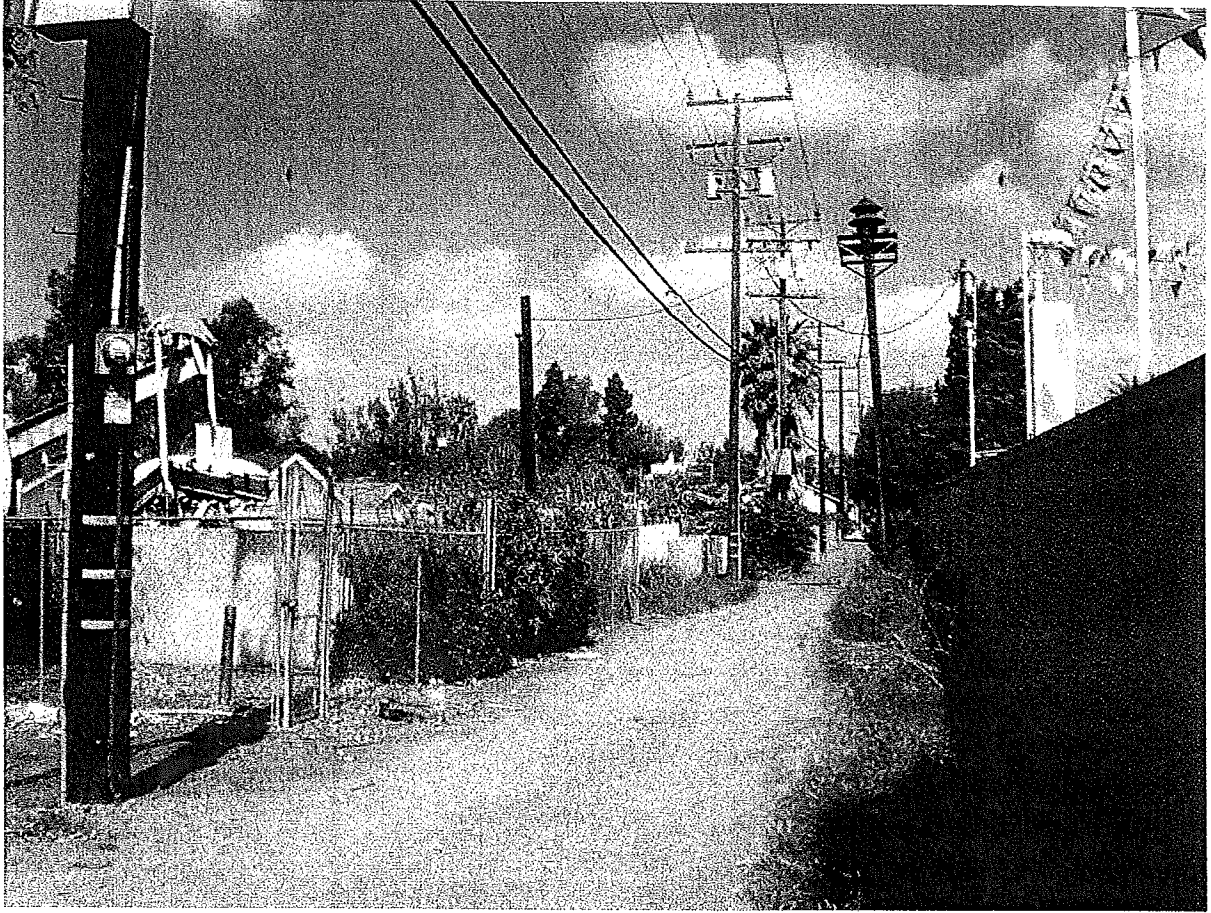
Joseph Hoffman
3722 N Weston Place
Long Beach 90807
p 562-230-1472



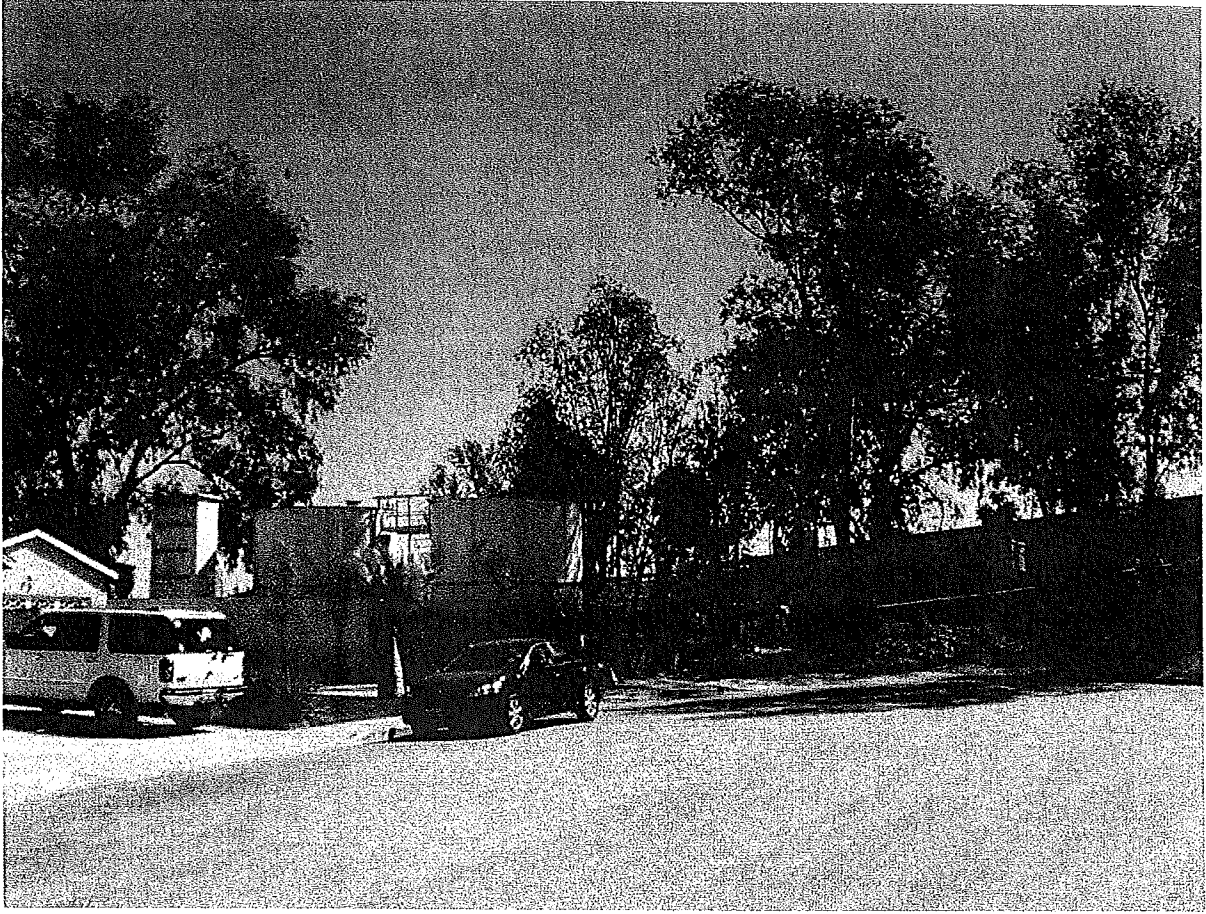
View out from car height of proposed car wash exit cannot see neighboring houses over wall.



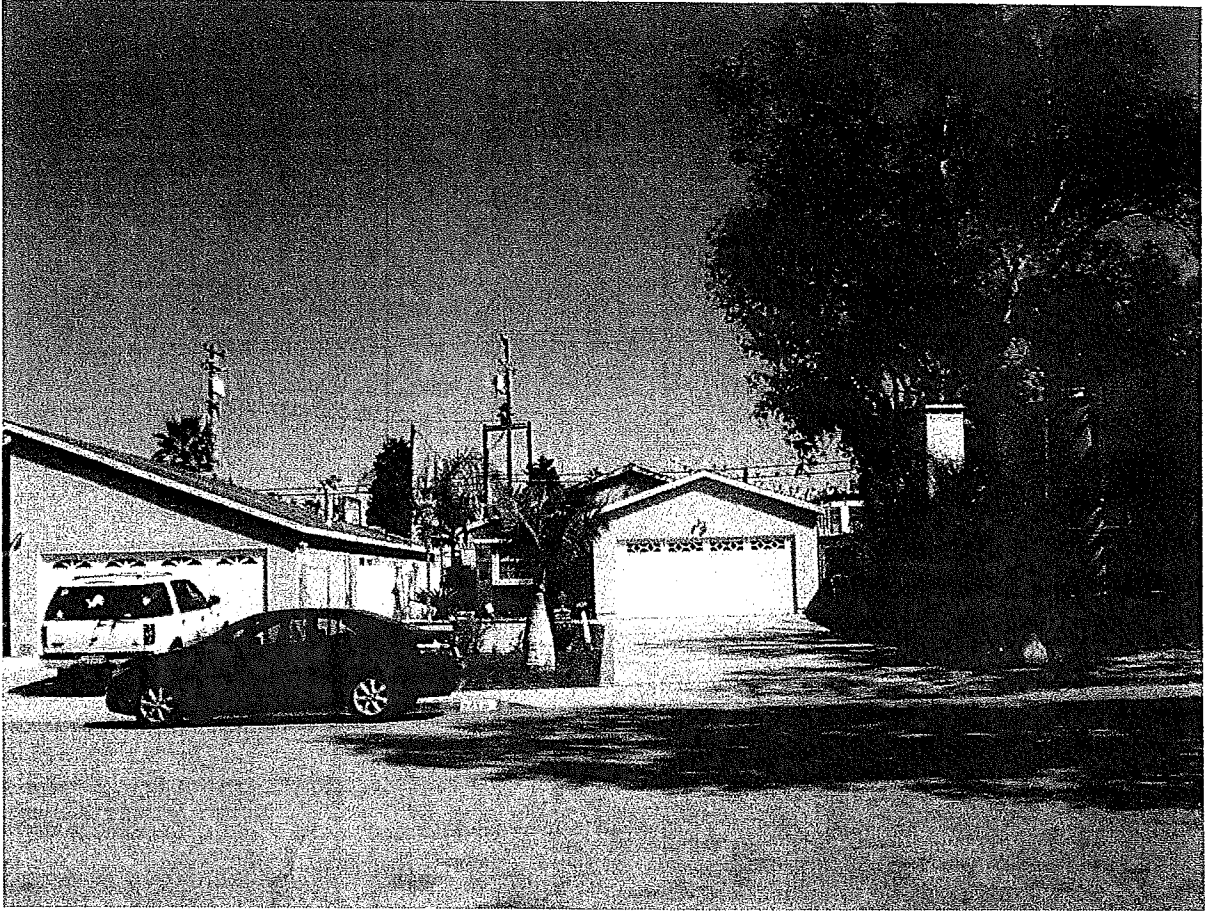
North adjacent property is oil lease parcel



View of dirt ally between ARCO and residential properties just west of proposed ARCO project



View of south dead-end of Locust Ave showing oil parcel between 3412 Locust and 405/710 on ramp.



3412 Locust, directly west of ARCO station



3432 & 3422 Locust, respectively are neighbors to north of 3412 locust, west of dirt ally from ARCO site

February 16, 2010

Subject: New Drive-thru Self Serve Car Wash
Location: 3401 Long Beach Blvd.
Long Beach, CA
(Located behind the existing AM/PM building)

To Whom It May Concern,

We are pleased to inform you of our new development. We would like to make you aware and hope to count on your support of our new Car Wash.

Please sign and write your name and address in support of our new project.

Thank you,
ARCO AM/PM
Long Beach

2/20/10.

Ferdinand Miclat
3422 Locust Ave
LB CA 90807

Erin Finnell
3432 Locust Ave
Long Beach CA 90807 2/20/10

Planning Commission:

We oppose the Car Wash at Arco Station, corner of Wardlow and Long Beach Blvd. The homeowners behind the Arco Station pay taxes. We feel the noise volume of cars and undesirables lingering in the area would threaten property values.

Sincerely

Dr. Joanne Althouse
3491 Locust Ave
Long Beach, California
90807

(562) 427-6281



Janet Deats
<deatsjanet@yahoo.com>

03/10/2010 02:39 PM

To lbds@lb.gov

cc derek.burnham@longbeach.gov,
monica.mendoza@longbeach.gov,
councildistrict8@longbeach.gov

bcc

Subject Application No. 0912-05, 3401 Long Beach Boulevard

Ms. Melanie
Smith, Chair, Long
Beach Planning
Commission
% Department of
Development
Services
333 W. Ocean
Boulevard
Long Beach,
California 90802

Dear Ms. Smith:

The above
referenced
application is for
the proposed
addition of an
"automated" car
wash to an existing
gasoline station
and convenience
store (ARCO &
AM/PM) at the
northwest corner of
Long Beach
Boulevard and
Wardlow Road.

Since the Fall of
1987 I have called
upon periodically
to provide a
measure of
leadership to the

Respectfully--John
Deats

3600 Pacific
Avenue

Long Beach, CA
90807



Mike4kath@aol.com

03/11/2010 10:31 AM

To Monica.Mendoza@LongBeach.gov

cc district8@ci.long-beach.ca.us,
Rae.Gabelich@LongBeach.gov

bcc

Subject 3401 Long Beach Blvd. - Project No. 0912-05



March 11, 2010

Monica Mendoza
Department of Development Services
333 W. Ocean Blvd., 5th floor
Long Beach, CA 90802

c/o Email: Monica.Mendoza@LongBeach.gov

Re: 3401 Long Beach Blvd.
Project No. 0912-05

Dear Ms. Mendoza,

The Los Cerritos Improvement Association has been advised that an application for a *Conditional Use Permit (CUP) has been requested at the above address for the construction and operation of a self service car wash.

As you are aware this site adjoins the southeastern portion of the Los Cerritos community. **This is an extremely fragile and sensitive area of our community.** There are currently 3 homes located between 25 to 75 feet of the applicant's project. These homes and their immediate neighbors are located next to, or very close to, existing blighted and impacting property uses. These uses include:

- Unimproved dirt and gravel alley which is continually littered by trash and debris.
- Oil storage tanks with vehicle, pipe and related oil equipment storage.
- Abandoned air raid tower complete with large rusty siren.
- Trash and debris adjoining city land just north of the Wardlow Road 405 / 710 freeway on ramp.
- Constant noise and pollution from heavy vehicle traffic along Long Beach Blvd., Wardlow Road, 405 and 710 freeways.

These existing impacts and quality of life issues, most within 25 feet of residential properties have been exacerbated by the applicant's service station which recently re-opened after several years of inactivity. Some of these impacts include:

- Lighting, elevated advertising pendants, signage, vapor removal exhaust system, portable storage container, trash bin housing, exposed hazardous waste barrels, air and water delivery system, hours of operation, the use of fuel delivery, mini market sales, unrestricted hours of operation.

We are also concerned about impacts that the proposed self service car wash could cause. These include:

- Lighting, signage, water run off, chemical use, chemical storage, chemical disposal, air quality, environmental impacts, excessive noise, hours of operation and safety.

Due to the above the Los Cerritos Improvement Association asks that you do not approve the requested *Conditional Use Permit and Deny the Application.

Sincerely,

Mike Kowal, President
Los Cerritos Improvement Association
(562) 881-4399

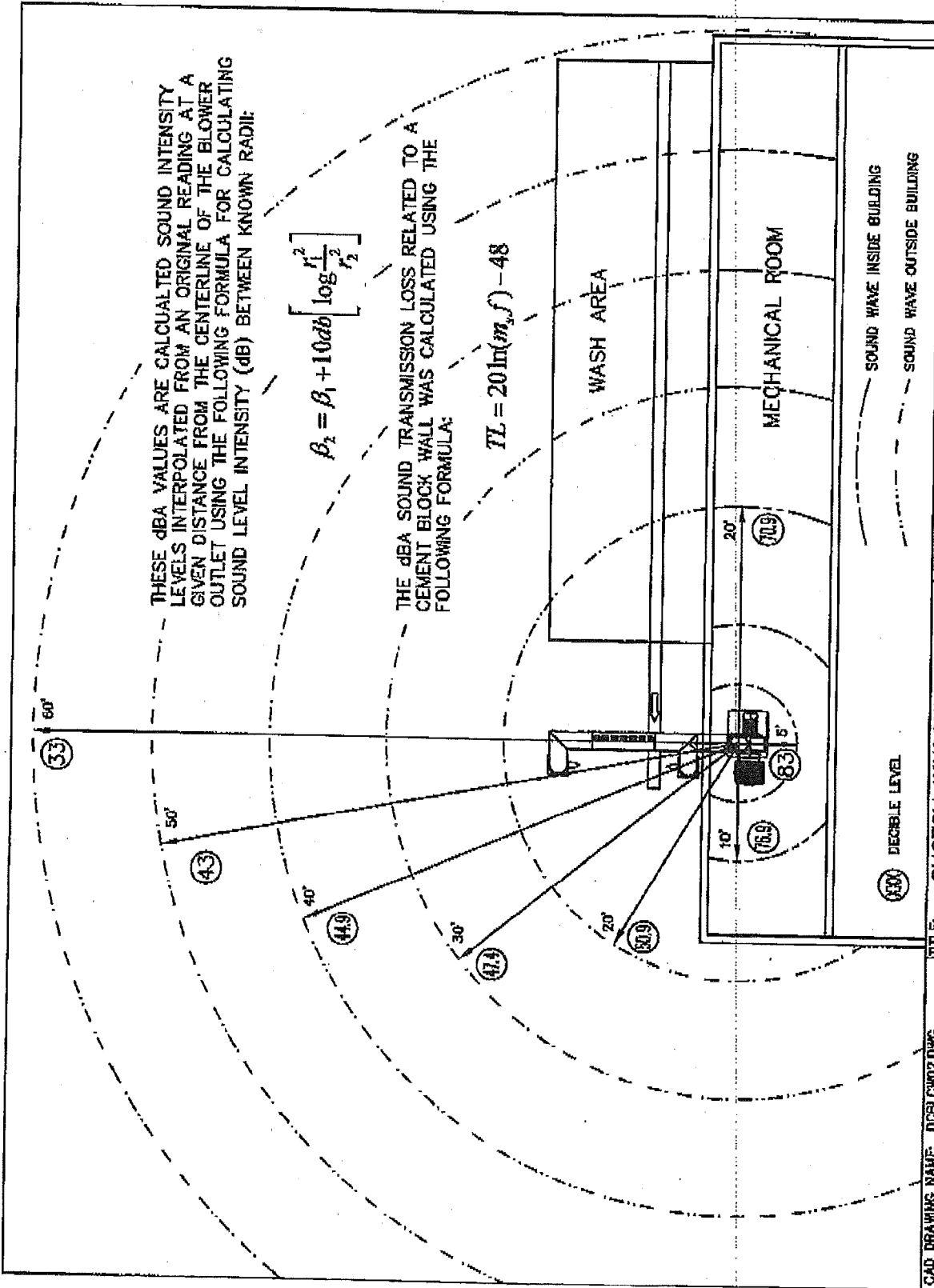
c: District8@ci.long-beach.ca.us, Rae.Gabelich@LongBeach.gov

* Conditional Use Permit

A Conditional Use Permit allows the recipient to engage in specified activities or conduct a business under special conditions designed to protect the neighborhood and the community.

Each zone has permitted and prohibited uses. A conditional use is a use that is permitted if the Planning Commission makes certain findings, including a finding that the use will not have an adverse affect on the community. Each Conditional Use Permit application must be reviewed individually to determine if the proposed use can operate at a given location without harming its neighbors or the surrounding community.

In residential zones, daycare centers, parking lots, and churches are examples of conditional uses. In commercial zones, auto repair uses and any business which requires liquor license requires a



CAD DRAWING NAME: DCBLCW02.DWG
 LAST DATE EDITED: 9/3/07 BY: SM
 DRAWN BY: K. KNORP SCALE: NONE
 DATE CREATED: 3/8/02 SHEET 1 OF 1

TITLE: CUSTOM WINDSHEAR AT PLAN VIEW
 dBA FROM ENCLOSED SILENCED BLOWER

Proto-Vest Inc.



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor Long Beach, CA 90802 (562) 570-6194 FAX (562) 570-6068

APPLICATION FOR APPEAL

An appeal is hereby made to Your Honorable Body from the decision of the

<input type="checkbox"/> Zoning Administrator	on the <u>18</u> day of <u>March</u> , 20 <u>10</u>
<input checked="" type="checkbox"/> Planning Commission	
<input type="checkbox"/> Cultural Heritage Commission	
<input type="checkbox"/> Site Plan Review Committee	

Appellant(s): Los Cerritos Improvement Association

Project Address: 3401 Long Beach Blvd. Long Beach, CA 90807

Reasons for Appeal: See letter dated 3/11/2010 from Los Cerritos Improvement Association & email dated 3/10/2010 from John Deats

Your appellant herein respectfully requests that Your Honorable Body reject the decision and	<input type="checkbox"/> Approve	this application.
	<input checked="" type="checkbox"/> Deny	

	Appellant 1	Appellant 2
Name:	<u>Michael Rowe</u>	<u>John Deats</u>
Address:	<u>3756 Pine Avenue</u>	<u>3600 Pacific Ave</u>
City/ZIP:	<u>Long Beach CA 90807</u>	<u>Long Beach CA 90807</u>
Phone:	<u>(562) 881-4389</u>	<u>(562)</u>
Signature:	<u>[Signature]</u>	<u>[Signature]</u>
Date:	<u>3/20/2010</u>	<u>3/20/2010</u>

Attach additional sheets if necessary for further appellants.

Appeals must be filed within 10 days after the decision is made (LBMC 21.21.502).

(Staff Use Only Below This Line)

Received by: _____ App. No.: _____ Filing Date: _____

Materials Required: Plans Photographs Special Materials

Fee: _____ Fee Paid Project (receipt) No.: _____



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor

Long Beach, CA 90802

(562) 570-6194

FAX (562) 570-6068

APPLICATION FOR APPEAL

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<input type="checkbox"/> Zoning Administrator	on the <u>18</u> day of <u>March</u> , 20 <u>10</u>
<input checked="" type="checkbox"/> Planning Commission	
<input type="checkbox"/> Cultural Heritage Commission	
<input type="checkbox"/> Site Plan Review Committee	

Appellant(s): Sheldon Grossman

Project Address: 3401 Long Beach Ave L.B. CA.

Reasons for Appeal: See Attached

Your appellant herein respectfully requests that Your Honorable Body **reject** the decision and Approve Deny this application.

	Appellant 1	Appellant 2
Name:	<u>Sheldon Grossman</u>	
Address:	<u>527 E. Wardlow Rd</u>	
City/ZIP:	<u>Long Beach 90807</u>	
Phone:	<u>562 703 0919</u>	
Signature:	<u>Sheldon Grossman</u>	
Date:	<u>3/19/2010</u>	

Attach additional sheets if necessary for further appellants.

Appeals must be filed within 10 days after the decision is made (LBMC 21.21.502).

(Staff Use Only Below This Line)

Received by: LF App. No.: _____ Filing Date: 3/29/2010

Materials Required: Plans Photographs Special Materials

Fee: \$50 Fee Paid Project (receipt) No.: PSPR10362

Reasons for Appeal:

This type of car wash does not fit nor meet the desirability's of the standards of the uptown Bixby Knolls area... In most of these types of installations the customers do not even get out of the car and there is no attendant to operate or supervise the washing process. The customer stays in the car and must leave the engine running in neutral, NOT drive. There have been many cases of malfunctions, quite often caused by customers who panic, due to the noise of the brushes, moving machinery and the blowers that will cause them to panic, put the car in gear, or step on the gas pedal or brakes and cause damage to their car as well as to other cars.

The noise to the environment can be quite depilating. At the Planning Dept. hearing there seemed to be a lot of concern which way was the entrance and exit of the facility in the architect, owners and planning depts. minds' due to the noise, queuing space etc. Also their was no plan for recycle or reclaim water usage. The whole installation seemed confusing and not thought out very well.

This type of exterior car wash is usually used as a loss leader. The price is discounted even as much as 100% depending on how much gasoline is purchased. Originally the owners were a Union dealer and charged an excessive high amount for gas and did very little business. The new owner has contracted with Arco and due to their low price structure and the fact that there is no Arco station in the area; this station is now pumping a high volume of gasoline. At any given time it is a highly congested corner. The ingress and egress on this highly busy corner which also leads to the on ramp of the 405 freeway and the 710 freeway are now very busy and the added traffic that the car wash will bring is certainly something that the city must consider.

Most of these systems have vacuum stations available for the customers to use if they want to get out of their cars. Where will these be located and how much more congesting will this overlooked item cause?

Only three blocks away the Bixby Knolls car wash offers fast express car washing, however, the customer gets out of the car and trained employees take over eliminating any danger. A mile further the Cherry Hill car wash also offers the same service. Close by to the north is another car wash, Andre's. Not to far away, is the Car-Wood car wash. Their certainly are enough car washes in the close proximately to handle all the needs of the Bixby Knolls customers and their dirty cars.

One more item that must be considered: The City of Long Beach has a separate business license for car washing, regardless of how many other business licensees are required at that location. Part of the City business license fee is derived from the amount of employees that are hired. In this case \$0.00. Also the city gets a portion of the sales tax generated from each business... In this case \$0.00. WHAT DOES THIS PARTICULAR CAR WASH ADD FOR THE CITIZENS OF LONG BEACH OR TO THE CITY OF LONG BEACH ITSELF? \$0.00



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor

Long Beach, CA 90802

(562) 570-6194

FAX (562) 570-6068

March 18, 2010

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

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 AM/PM mini-market located at 3401 Long Beach Boulevard within the CCA (Community Commercial Automobile-Oriented) zone. (District 8)

APPLICANT: Alex G. Cuevas
AGC Design Concept Inc.
204 N. First Avenue
Arcadia, CA 91006
(Application No. 0912-05)

DISCUSSION

The subject site is located at 3401 Long Beach Boulevard (Exhibit A- Location Map) within the Community Commercial Automobile Oriented (CCA) zone. The site is currently developed with a 2,737-square-foot AM/PM mini-market and gas station. The original development at the site was intended for a gas station and convenience store with a fast-food drive-thru restaurant conditionally approved on May 31, 1998.

The proposed self-service automated car wash will be placed on the north side of the property, attached to the existing mini-mart (Exhibit B- Plans). The car wash will utilize the existing take-out drive-up lane formally used by Louisiana Fried Chicken, which closed its business in June 2008 according to business license records.

The proposed car wash project will provide an additional service for the patrons of the gas station and mini-mart. The self-service automated car wash complies with both the intent of the General Plan, and the Zoning Regulations, as this service type is appropriate in LUD #8 and the CCA zone with a Conditional Use Permit. The proposed car wash design will match the existing building in color and style. The car wash hours of operation will be limited from 7 am to 8 pm Monday – Sunday. The proposed car wash equipment is required to comply with noise dBA (decibel measuring the amplitude of a sound) levels to meet the City's noise standards, which limit the noise levels to no more than 50 dBA from 7 am to 10 pm to the nearest residential property. With the recommended Conditions of Approval no adverse effects are expected as a result of the self-

service car wash. Therefore staff recommends approval of this Conditional Use Permit. In order for the Planning Commission to approve this request, positive findings must be made as indicated in the attached documents (Exhibits C- Findings & Conditions).

PUBLIC HEARING NOTICE

Public hearing notices were distributed on March 1, 2010 and one written response was received as of the date of this report (Exhibit D – Written Response Letter).

ENVIRONMENTAL REVIEW

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, a Categorical Exemption (CE 09-101) was issued for the proposed project (Exhibit E- Categorical Exemption).

Respectfully submitted,



REGINALD I. HARRISON
INTERIM DIRECTOR OF DEVELOPMENT SERVICES

RH:DB:MM

P:\Planning\PC Staff Reports (Pending)\2010-3-18\3401 Long Beach, 0912-05

- | | |
|-------------|-------------------------------------|
| Attachments | Exhibit A – Location Map |
| | Exhibit B – Plans |
| | Exhibit C – Findings & Conditions |
| | Exhibit D – Written Response Letter |
| | Exhibit E – Categorical Exemption |

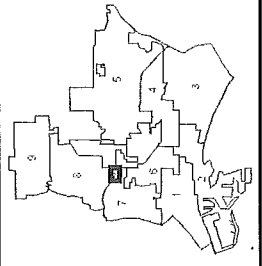
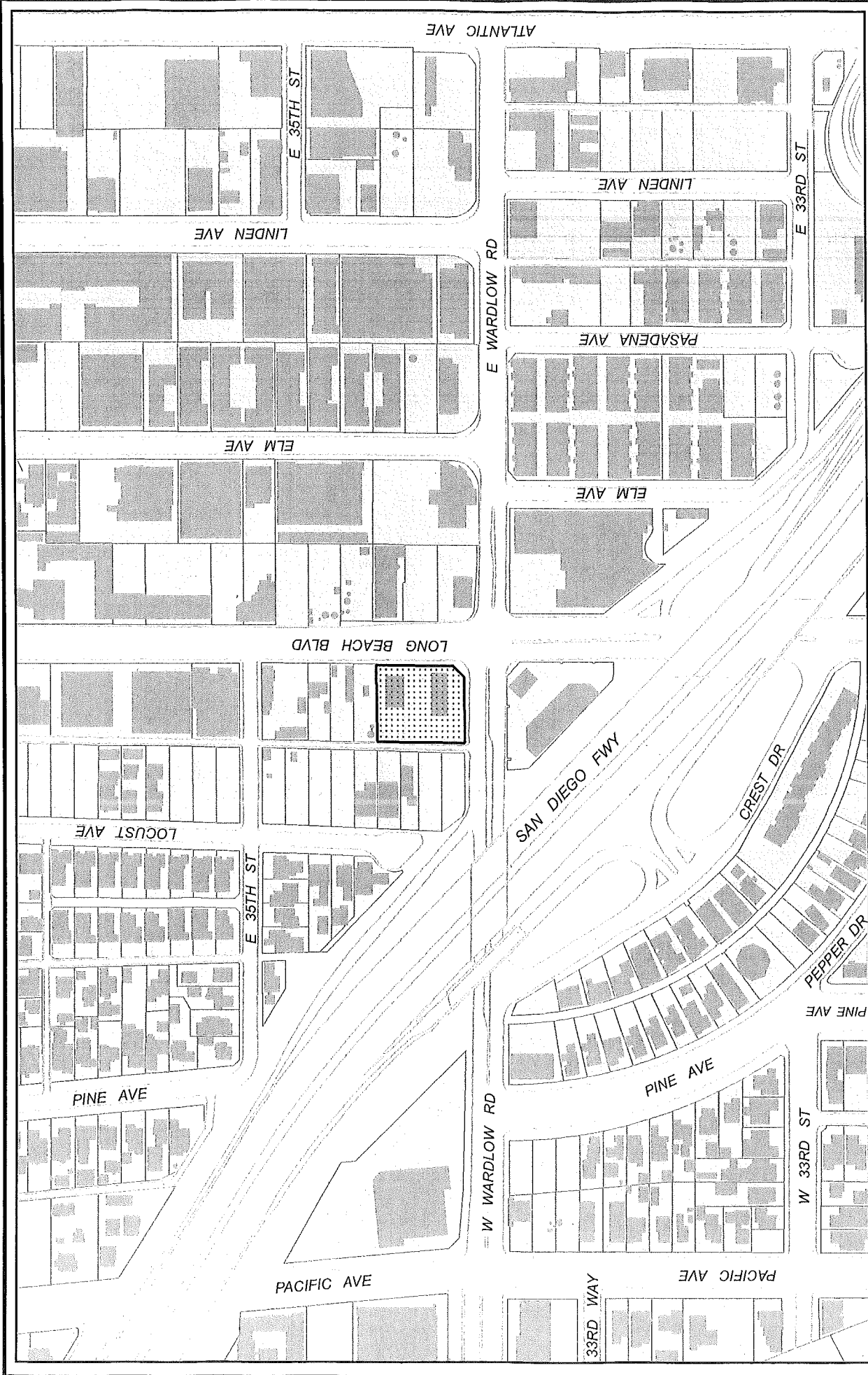
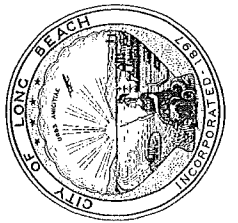
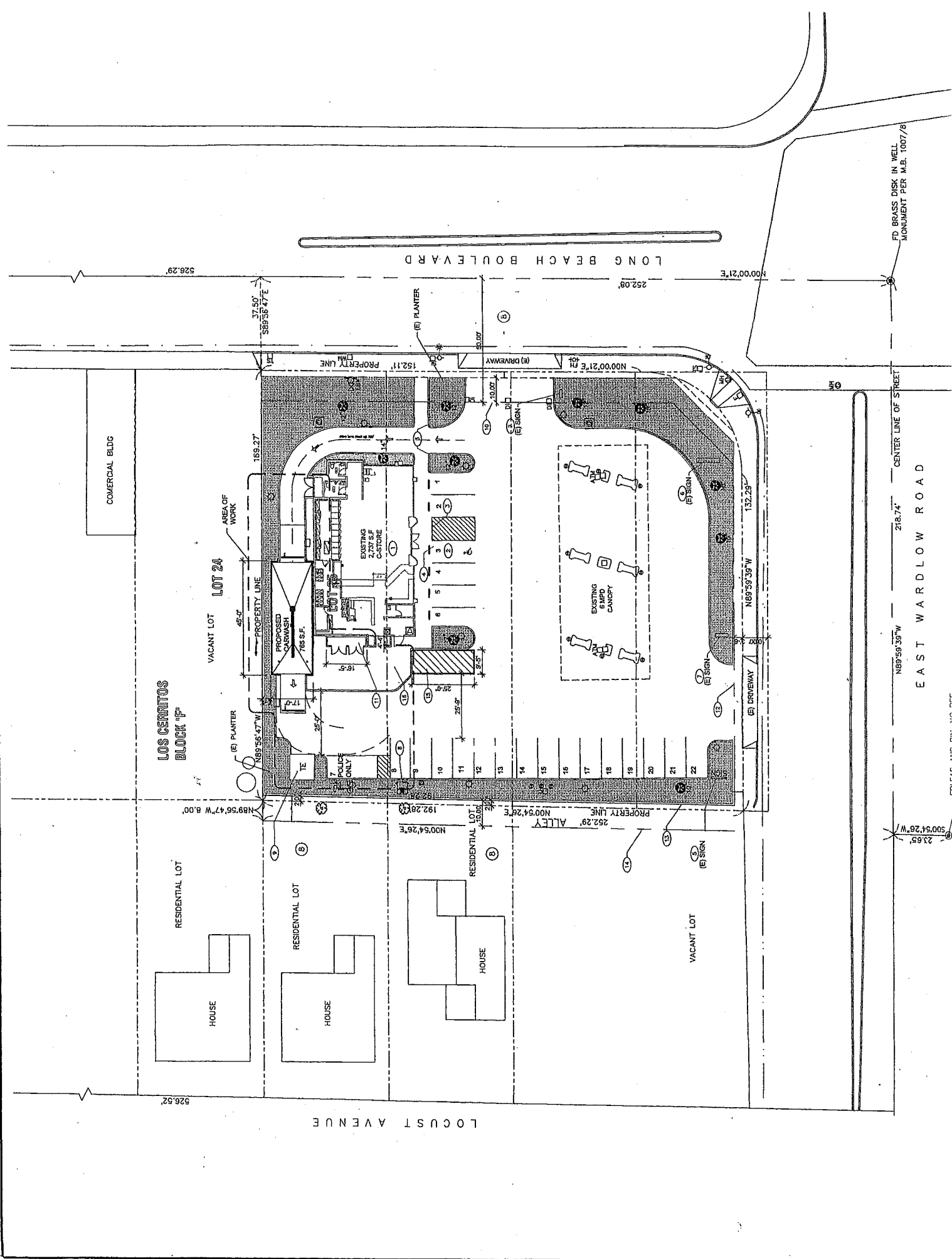


Exhibit A



Subject Property:
 3401 Long Beach Blvd
 Application No. 0912-05
 Council District 8
 Zoning Code : CCA (HR-4)





526.29

LONG BEACH BOULEVARD

N00°00'21"E

37.50'
S89°56'47"E

152.11' PROPERTY LINE

(E) PLANTER

(E) DRIVEWAY

COMMERCIAL BLDG

VACANT LOT LOT 24

AREA OF WORK

169.27'

45'-0"

PROPERTY LINE

17'-0"

16'-5"

25'-0"

25'-0"

25'-0"

25'-0"

25'-0"

25'-0"

25'-0"

25'-0"

25'-0"

25'-0"

25'-0"

25'-0"

25'-0"

25'-0"

25'-0"

25'-0"

PROPOSED CARWASH 785 S.F.

EXISTING C-STORE 2,737 S.F.

EXISTING 6 MPH CANOPY

POLICE ONLY

AREA OF WORK

AREA OF WORK

AREA OF WORK

AREA OF WORK

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AREA OF WORK

AREA OF WORK

RESIDENTIAL LOT

HOUSE

RESIDENTIAL LOT

HOUSE

RESIDENTIAL LOT

HOUSE

VACANT LOT

526.92'

LOST AVENUE

192.28'

N00°54'26"E

RESIDENTIAL LOT

PROPERTY LINE

252.29'

ALLEY

N00°54'26"E

PROPERTY LINE

252.29'

PROPERTY LINE

252.29'

PROPERTY LINE

252.29'

PROPERTY LINE

252.29'

PROPERTY LINE

252.29'

PROPERTY LINE

252.29'

PROPERTY LINE

252.29'

(E) SIGN

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(E) SIGN

(E) SIGN

23.65'

S00°54'26"W

CENTER LINE OF STREET

216.74'

N89°59'39"W

EAST WARDLOW ROAD

152.29'

N89°59'39"W

DRIVEWAY

152.29'

DRIVEWAY

152.29'

DRIVEWAY

152.29'

DRIVEWAY

152.29'

DRIVEWAY

152.29'

FD BRASS DISK IN WELL MONUMENT PER M.B. 1007/8

CONDITIONAL USE PERMIT FINDINGS

3401 Long Beach

No. 0912-05

March 18, 2010

Pursuant to Section 21.25.206 of the Long Beach Municipal Code, a Conditional Use Permit can be granted only when positive findings are made consistent with the following criteria set forth in the Zoning Ordinance. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of proceedings:

- 1. THE APPROVAL IS CONSISTENT WITH AND CARRIES OUT THE GENERAL PLAN, ANY APPLICABLE SPECIFIC PLANS SUCH AS THE LOCAL COASTAL PROGRAM AND ALL ZONING REGULATIONS OF THE APPLICABLE DISTRICT;**

The General Plan Land Use Designation (LUD) for the project site is LUD #8 Major Commercial Corridor District. This district is designed specifically for use along several major business corridors in the City. The district has some characteristics of Mixed Use District. Service related uses fronting major streets are convenient to persons traveling by car.

The proposed 765-square-foot self-service automated car wash will be located on the northwest corner of Wardlow Road and Long Beach Boulevard. The site is within the Community Commercial Automobile-Oriented zone district (CCA) of the City of Long Beach and requires approval of a Conditional Use Permit. Auto-oriented uses are considered appropriate at this district. Therefore, the project site location and CUP application is consistent with the subject zoning designation.

The subject site is not within the Coastal Zone.

- 2. THE PROPOSED USE WILL NOT BE DETRIMENTAL TO THE SURROUNDING COMMUNITY INCLUDING PUBLIC HEALTH, SAFETY, GENERAL WELFARE, ENVIRONMENTAL QUALITY OR QUALITY OF LIFE; AND**

The proposed use will not be detrimental to the surrounding community. A block wall located at the north and west side of the property buffers sensitive residential uses that are located to the west of the subject site. The mechanical equipment used by the car wash is required to meet the noise standards listed in section 8.80.160 of the City of Long Beach Municipal Code. The proposed car wash can provide a convenient and beneficial service to the community.

The car wash use will be consistent with the applicable General Plan and Zoning Ordinance. The approval subject to conditions would not have adverse effects to the surrounding community regarding noise, loitering, or lighting spillover.

The car wash use, subject to conditions, would not generate any significant impacts to public facilities (i.e., streets, schools), produce any hazardous materials, or result in any negative impacts to the public health, safety, general welfare, environmental quality or quality of life.

3. THE APPROVAL IS IN COMPLIANCE WITH THE SPECIAL CONDITIONS FOR THE USE ENUMERATED IN CHAPTER 21.52.

Section 21.52.206 The following conditions shall apply to auto repair shops, service stations, car washes, auto upholstery shops, auto parts and tire sales, camper installation businesses, van conversion businesses and the like:

A. In the CB district, such use shall be limited to locations inside parking structures.

Not applicable, the site is within the CCA zone district.

B. In the CR and Co zones, conditional use permits shall be limited to the expansion of existing nonconforming uses.

Not applicable, the site is within the CCA zone district.

C. Automobile service station uses shall be limited to retail sales of fuel, oil and small vehicle parts.

Not applicable, the proposal is for a new self-service automated car wash.

D. The proposed use shall not intrude into a concentration of retail uses and shall not impede pedestrian circulation between retail uses.

The proposed car wash service use will be in service simultaneously with an existing gas station and mini-mart. The car wash will not intrude into a concentration of the surrounding retail uses or impede pedestrian circulation between retail uses since the location is adjacent to two vacant lots with oil wells. No retail uses are adjacent to the site.

E. The proposed use shall not create unreasonable obstructions to traffic circulation around or near the site.

The car wash will utilize the former take-out drive-thru lane of the restaurant, which closed its business in 2008. The queuing space length is in compliance to the zoning regulation standards listed in section 21.45.130.

F. No curb cuts shall be permitted within forty feet (40') of any public roadway intersection.

No new curb cuts are proposed at the site.

G. No vehicles may be stored at the site for purposes of sale, unless the use is also vehicle sales lot or for the use as parts for vehicles under repair.

Condition number 11 prohibits the storage of cars for sale at the site.

H. The site shall comply with all applicable development standards for open storage and repair uses specified in chapter 21.45. "Special Development Standards".

Not applicable, no open storage or repair uses are proposed at the site.

**CONDITIONAL USE PERMIT
CONDITIONS OF APPROVAL
Application No 0912-05
March 18, 2010**

1. The use permitted on the subject site, in addition to the other uses permitted in the CCA zoning district, shall be for a Conditional Use Permit approval for a 765 square foot attached self-service automated car wash at an existing gas station and mini market.
2. This permit and all development rights hereunder shall terminate one year from the effective date of this permit unless all conditions have been completed to the satisfaction of the Director of Development Services, or a time extension is granted, based on a written and approved request submitted prior to the expiration of the one year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
3. This permit shall be invalid if the owner(s) and/or applicant(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgment Form* supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date).

Special Conditions:

4. All Conditions of Approval from Applications 9802-02, and 9903-22 shall remain in effect unless otherwise specified herein and any other applicable applications. If individual conditions from said entitlements are superseded by more restrictive conditions from this subject permit, the more restrictive condition (s) shall take precedence.
5. Hours of operation for the approved use shall be limited to 7:00 a.m. – 8:00 p.m. Monday-Sunday.
6. Any rooftop equipment shall be located behind a screening device. The equipment shall be screened behind a screening device that matches the color and texture and is architecturally compatible with the existing building, to the satisfaction of staff.
7. Adequately sized trash enclosure(s) shall be maintained as per Section 21.46.080 of the Long Beach Municipal Code.

8. Applicant shall install operating machine equipment for the car wash that meet exterior noise limits standards of the Noise Ordinance 8.80.160. The operating machine must install a silencer package that produces the lowest decibel reading.
9. The exterior lighting shall not project toward the residential properties to the west of the subject site.
10. The operator shall prevent vehicles from queuing onto the public right-of way.
11. No wrecked, disassembled vehicles or vehicles for sale shall be parked on the site.
12. No speakers or amplified sound systems shall be allowed on site.
13. No loitering and No loud music signs shall be posted on site. Signs shall be visible from the parking lot.
14. The block wall shall be modified to provide additional sound attenuation to the satisfaction of the Director of Planning and Building.
15. No exterior roof access ladders allowed.
16. No exterior mounted publicly accessible telephones allowed.
17. The landscape plan shall be required prior to obtaining building permits indicating quantity, type, and size of all plants and trees. Landscape plan shall incorporate a variation of color and height, throughout the landscape areas.
18. Landscape inspection is required prior to Final Inspection.
19. Indicate all dimension of dedications of public improvements on plans.

Standard Conditions:

20. This permit shall be invalid if the owner(s) and/or applicant(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgment Form* supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date). Prior to the issuance of a building permit, the applicant shall submit a

revised set of plans reflecting all of the design changes set forth in the conditions of approval to the satisfaction of the Zoning Administrator.

21. If, for any reason, there is a violation of any of the conditions of this permit or if the use/operation is found to be detrimental to the surrounding community, including public health, safety or general welfare, environmental quality or quality of life, such shall cause the City to initiate revocation and termination procedures of all rights granted herewith.
22. In the event of transfer of ownership of the property involved in this application, the new owner shall be fully informed of the permitted use and development of said property as set forth by this permit together with all conditions that are a part thereof. These specific requirements must be recorded with all title conveyance documents at time of closing escrow.
23. This approval is required to comply with these conditions of approval as long as the use is on the subject site. As such, the site shall allow periodic re-inspections, at the discretion of city officials, to verify compliance. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by City Council (Sec. 21.25.412, 21.25.212).
24. All conditions of approval must be printed verbatim on all plans submitted for plan review to Long Beach Development Services. These conditions must be printed on the site plan or a subsequent reference page.
25. All operational conditions of approval of this permit must be posted in a location visible to the public, in such a manner as to be readable when the use is open for business.
26. The Director of Long Beach Development Services is authorized to make minor modifications to the approved design plans or to any of the conditions of approval if such modifications shall not significantly change/alter the approved design/project. Any major modifications shall be reviewed by the Zoning Administrator or Planning Commission, respectively.
27. Site development, including landscaping, shall conform to the approved plans on file with Long Beach Development Services. At least one set of approved plans containing Planning, Building, Fire, and, if applicable, Redevelopment and Health Department stamps shall be maintained at the job site, at all times for reference purposes during construction and final inspection.
28. All landscaped areas must be maintained in a neat and healthy condition. Any dying or dead plants materials must be replaced with the minimum size

and height plant(s) required by Chapter 21.42 (Landscaping) of the Zoning Regulations. At the discretion of City officials, a yearly inspection shall be conducted to verify that all irrigation systems are working properly and that the landscaping is in good healthy condition. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by the City Council.

29. The property shall be developed and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants. This shall encompass the maintenance of exterior facades of the building, designated parking areas serving the use, fences and the perimeter of the site (including all public parkways).
30. Exterior security bars, scissor gates, and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
31. Any graffiti found on site must be removed within 24 hours of its appearance.
32. All parking areas serving the site shall provide appropriate security lighting with light and glare shields so as to avoid any light intrusion onto adjacent or abutting residential buildings or neighborhoods pursuant to Section 21.41.259. Other security measures may be required to be provided to the satisfaction of the Chief of Police.
33. The operator of the approved use shall **prevent loitering** in all parking and landscaping areas serving the use during and after hours of operation. The operator must clean the parking and landscaping areas of trash debris on a daily basis. Failure to do so shall be grounds for permit revocation. If loitering problems develop, the Director of Planning and Building may require additional preventative measures such as but not limited to, additional lighting or private security guards.
34. All structures shall conform to the Long Beach Building Code requirements. Notwithstanding this subject permit, all other required permits from the Building Bureau must be secured.
35. Separate building permits shall be required for fences, retaining walls, flagpoles, and pole mounted yard lighting foundations.
36. Approval of this development project is expressly conditioned upon payment (prior to building permit issuance or prior to Certificate of Occupancy, as specified in the applicable Ordinance or Resolution for the specific fee) of impact fees, connection fees and other similar fees based upon additional facilities needed to accommodate new development at established City service level standards, including, but not limited to, sewer capacity charges,

Park Fees and Transportation Impact Fees.

37. The applicant shall provide the following to the satisfaction of the Director of Public Works:

PUBLIC RIGHT-OF-WAY

- a. The Developer shall dedicate 2 feet of right-of-way for alley purposes.
- b. The Developer shall dedicate the necessary right-of-way to achieve a 10-foot curbface to property line along both Long Beach Boulevard and Wardlow Road. The existing sidewalk currently occupies this space.
- c. The Developer shall make an irrevocable offer to dedicate 15.5 feet for street purposes along Long Beach Boulevard (measured from the existing street right-of-way), in order to achieve a 53-foot wide (west) half-width (measured from the street centerline).
- d. The Developer shall construct all off-site improvements needed to provide full ADA accessibility compliance within the adjacent public right-of-way to the satisfaction of the Director of Public Works. If a dedication of additional right-of-way is necessary to satisfy ADA requirements, the right-of-way dedication way shall be provided.

ENGINEERING BUREAU

- e. Developer shall improve the public sidewalk in accordance with City standards; along Wardlow Road, at the southwest end of the project sit, between the curbface and property line, to the centerline of the adjacent alley for ADA travel purposes. Sidewalk improvements shall be constructed with Portland cement concrete to the satisfaction of the City Engineer.
- f. The Developer shall be responsible for the maintenance of the off-site improvements during construction of the on-site improvements. All off-site improvements found damaged as a result of construction activities shall be reconstructed or replaced by the Developer to the satisfaction of the Director of Public Works.
- g. The Developer shall submit a drainage plan for approval by Public Works prior to issuance of a building permit.
- h. Public improvements shall be constructed in accordance with approved plans. Detailed off-site improvement plans shall be submitted to the Department of Public Works for review and approval.

TRAFFIC & TRANSPORTATION BUREAU

- i. All traffic control device installations, including pavement markings within the private parking lot, shall be installed in accordance with the provisions of the Manual On Uniform Traffic Control Devices

(MUTCD), 2003 edition (i.e., white parking stalls, stop signs, entry treatment signage, handicapped signage, etc.).

- j. The Developer shall contact the Traffic & Transportation Bureau, at (562) 570-6331, to modify the existing curb marking zones, adjacent to the site.
38. The applicant shall file a separate plan check submittal to the Long Beach Fire Department for their review and approval prior to the issuance of a building permit.
39. The applicant shall file a separate plan check submittal to the City of Long Beach Gas and Oil Department for their review and approval prior to the issuance of a building permit.
40. Demolition, site preparation, and construction activities are limited to the following (except for the pouring of concrete which may occur as needed):
- a. Weekdays and federal holidays: 7:00 a.m. to 7:00 p.m.;
 - b. Saturday: 9:00 a.m. - 6:00 p.m.; and
 - c. Sundays: not allowed
41. Any unused curb cuts shall be replaced with full height curb, gutter and sidewalk and shall be reviewed, approved and constructed to the specifications of the Director of Public Works.
42. The applicant shall defend, indemnify, and hold harmless the City of Long Beach, its agents, officers, and employees from any claim, action, or proceeding against the City of Long Beach or its agents, officers, or employees brought to attack, set aside, void, or annul an approval of the City of Long Beach, its advisory agencies, commissions, or legislative body concerning this project. The City of Long Beach will promptly notify the applicant of any such claim, action, or proceeding against the City of Long Beach and will cooperate fully in the defense. If the City of Long Beach fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Long Beach.



CITY OF LONG BEACH NOTICE OF EXEMPTION

DEPARTMENT OF DEVELOPMENT SERVICES
333 W. OCEAN BLVD., 5TH FLOOR, LONG BEACH, CA 90802
(562) 570-6194 FAX: (562) 570-6068
lbs.longbeach.gov

TO: Office of Planning & Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: Department of Development Services
333 W. Ocean Blvd, 5th Floor
Long Beach, CA 90802

L.A. County Clerk
Environmental Fillings
12400 E. Imperial Hwy. 2nd Floor, Room 2001
Norwalk, CA 90650

Categorical Exemption CE- 09-101

Project Location/Address: 3401 LONG BEACH BLVD, LONG BEACH, CA.

Project/Activity Description: ADDITION OF AUTOMATIC SELF SERVE CARWASH TO EXISTING GAS STATION. 765 square foot self-service car wash structure.

Public Agency Approving Project: City of Long Beach, Los Angeles County, California

Applicant Name: ALEX CUEVAS - AGC DESIGN CONCEPT.

Mailing Address: 204 N. FIRST AVE, ARCADIA, CA 91006

Phone Number: 626-445-0000 Applicant Signature: _____

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 0912-05 Planner's Initials: MS

Required Permits: Conditional Use Permit

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH STATE GUIDELINES SECTION 15303, Class 3, New Construction of Small Structures

Statement of support for this finding: Small car wash structure addition to existing gas station.

Contact Person: Craig Claffant

Contact Phone: 562-970-6368

Signature: [Signature]

Date: 2/23/10