



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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Long Beach, CA 90802

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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-

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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).

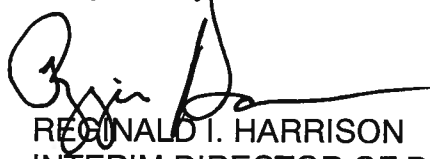
**PUBLIC HEARING NOTICE**

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

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Attachments

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